



Cambridge Avenue, London, NW6

£625,000 *Leasehold*



A centrally located and beautifully presented two double bedroom flat, with own front entrance, private rear garden and courtyard, as well as additional communal gardens.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- PRIVATE FRONT ENTRANCE
- EXCELLENT CONDITION
- PRIVATE GARDEN AND COURTYARD
- CLOSE TO UNDERGROUND STATION
- NO UPPER-CHAIN



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

We are pleased to offer this lovely garden flat, located a short walk away from Kilburn Park Station itself.

The flat comprises its own private entrance, a lovely formal reception room, which is semi-open plan to the kitchen and dining room. The kitchen is modern with integrated appliances, stone counters and has space for a dining table. The front facing courtyard is accessible directly off the kitchen – ideal for a morning coffee/al-fresco breakfast.

There are two bedrooms along the hall facing the rear of the flat, along with the main bathroom which is a fully tiled three piece suite with high quality and modern fittings.

The private garden is a lovely paved area, with raised beds, and therefore low maintenance and great for entertaining. This space also provides direct access to additional communal gardens for residents only.

Viewing comes highly recommended.





LOCATION

Cambridge Avenue is located in the heart of Kilburn, with the flat itself being a stones throw from Kilburn Park Underground Station. There are an array of amenities on your doorstep, with Paddington recreational ground being nearby too. Access in and out of the city by car or public transport are easy, with a range of options available to you.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250242>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold
Term: 94 year and 11 months
Service Charge: £1817 per annum
Ground Rent: £ 0
Council Tax Band: C
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 60.7 m² ... 653 ft² (excluding courtyard, garden)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.