



## Kenmore Court, London, NW6

**£750,000** *Share of Freehold*



An exceptionally bright, first-floor apartment in a purpose-built block, offering two double bedrooms, a reception room with balconies on both sides, a kitchen/breakfast room, and a bathroom. The property also benefits from a private garage, accessed via secure electronic gates, and a share of the freehold.

Kenmore Court is ideally located just 0.4 miles from West Hampstead Underground (Jubilee Line), providing excellent transport connections and easy access to local amenities.



**Winkworth West Hampstead**

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## KEY FEATURES

- Two Double Bedrooms
- Reception Room
- Two Balconies
- Kitchen/Breakfast Room
- Bathroom
- Private Garage
- Share Of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 24/12/2165

**Service Charge:** £2,062 per annum

**Council Tax Band:** E

**EPC rating:** C





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

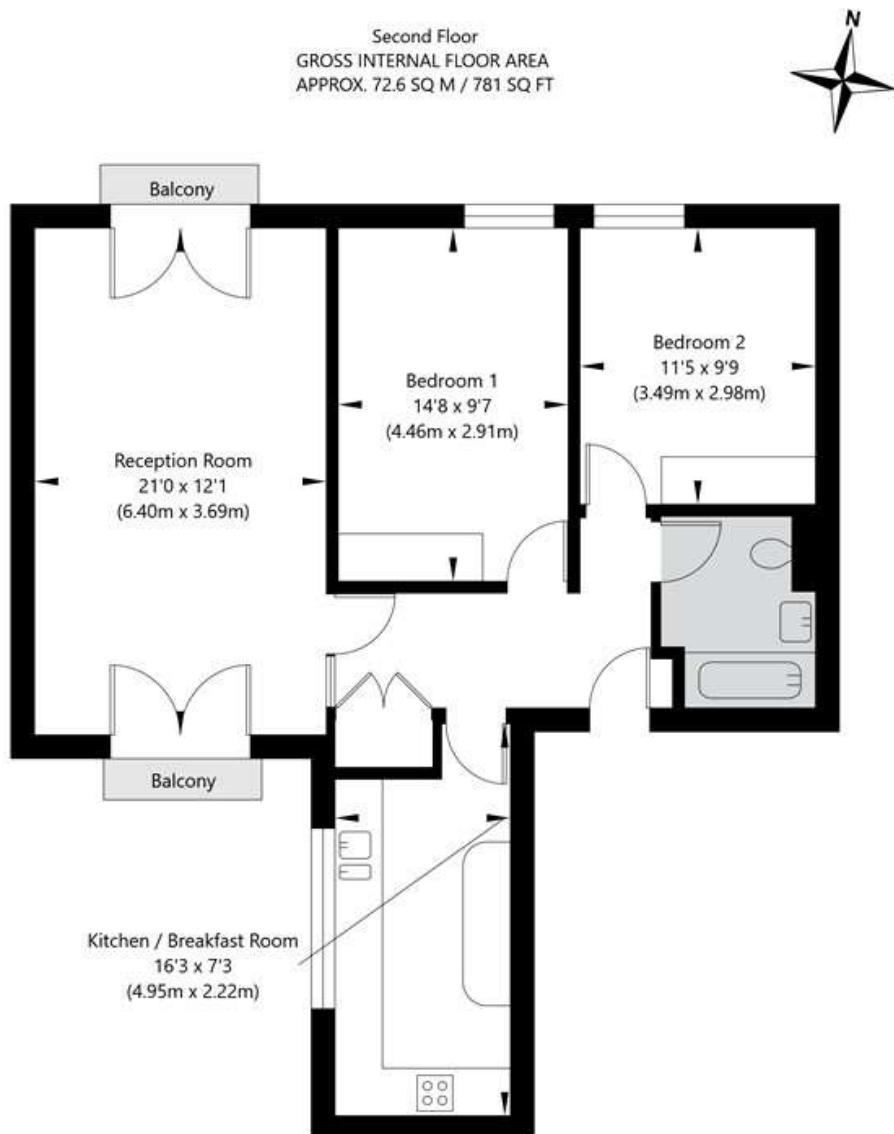
74 C → 82 B

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



<https://www.winkworth.co.uk/sale/property/WHP240090>

## Kenmore Court, 26-28 Acol Road, London NW6 3AG



APPROXIMATE GROSS INTERNAL FLOOR AREA 72.6 SQ M / 781 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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