



1 Bedroom
Streatley Road, NW6

 **Portland**
Trusted, every step of the way

£425,000
Leasehold

Split over two levels and positioned in the Kilburn Conservation Area is a wonderful one bedroom apartment presented in stunning condition.

Streatley Road is a popular tree-lined terrace street with rows of Victorian architecture. Buyers can expect a bright kitchen-living room, large double bedroom and a stunning family bathroom. This home has recently been completed to an incredible standard and will be sold with a brand new lease of 125 years. It is also chain free.

Streatley Road is well serviced by both Kilburn (jubilee) & Brondesbury (Overground) stations just a short walk away. A selection of shops and eateries is also available on the ever popular Salusbury Road.

- Exceptionally Renovated One Bedroom Apartment
- Bright Open Plan Kitchen
- Positioned In A Charming Victorian Townhouse
- Moments From Both The Jubilee and Overground Lines
- A Short Walk To Salusbury Road
- Kilburn Conservation Area
- Resident's Parking Permits Available
- Double Bedroom
- Chain Free
- Sold With A New 125 Year Lease On Completion

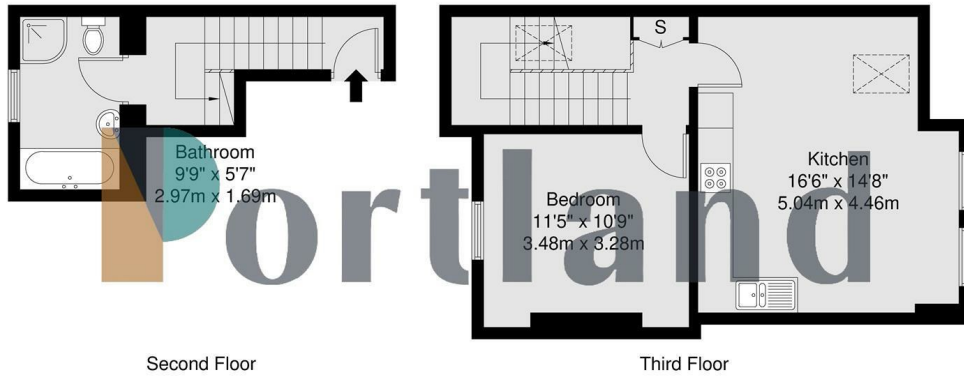




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GROSS INTERNAL AREA
52.3 sq m / 562 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
52.3 sq m / 562 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
0.2 sq m / 2 sq ft
- EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.