



1 Bedroom  
Streatley Road, NW6

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

Offers In Excess Of £375,000  
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

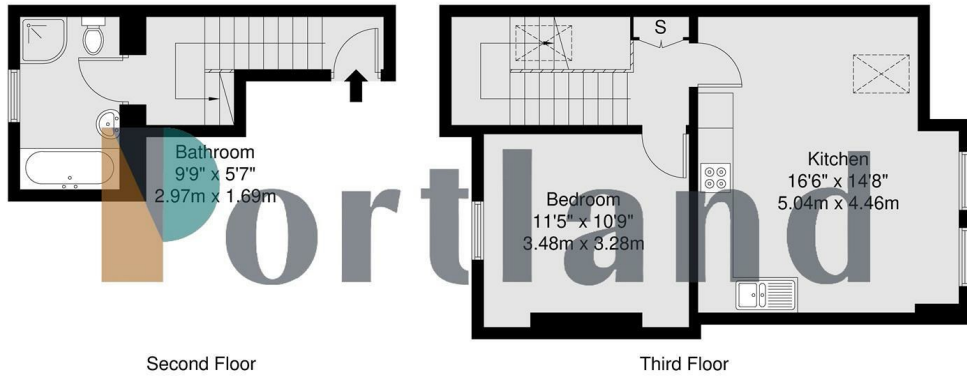




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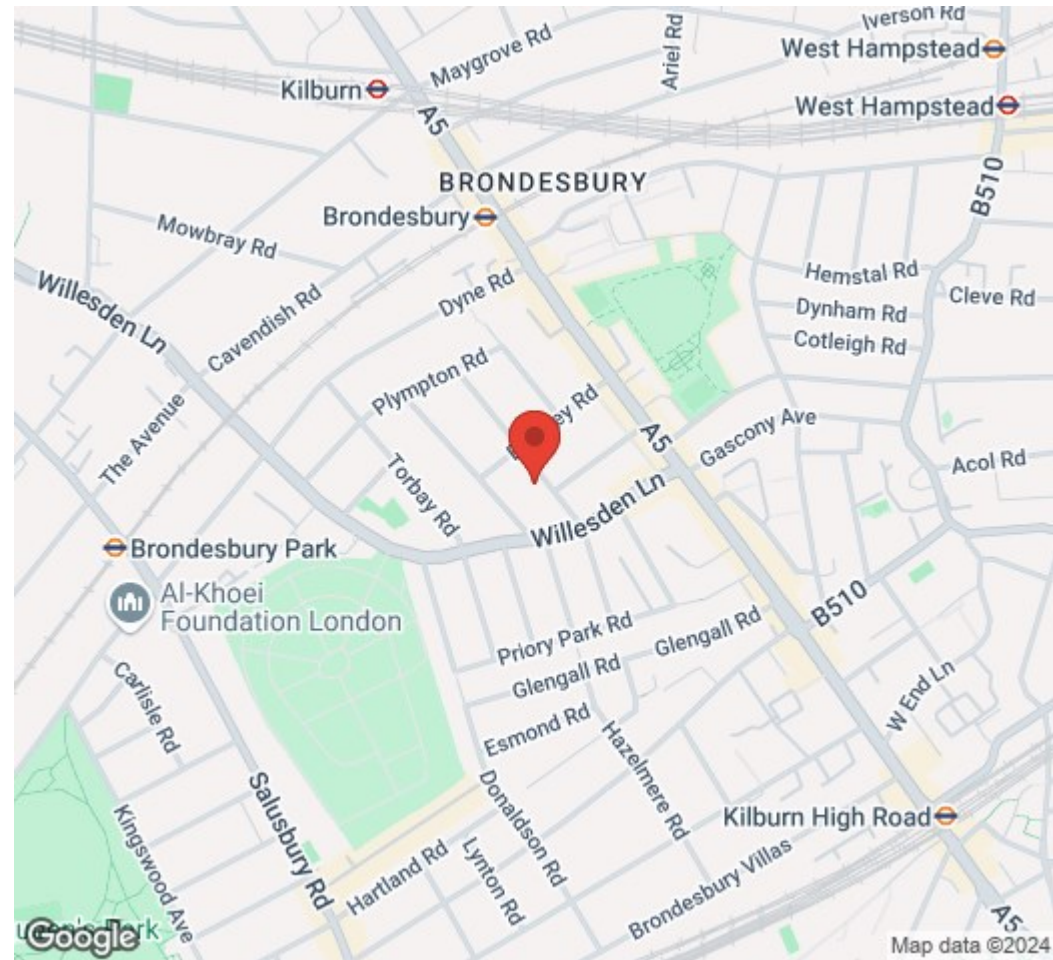
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GROSS INTERNAL AREA  
52.3 sq m / 562 sq ft



- 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  
0.0 sq 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	58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.