



2 Bedroom  
Mapesbury Road, NW2

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

£475,000  
Leasehold



Spanning an impressive 721sqft is a two double-bedroom flat with communal gardens close to Kilburn Station.

St. Ives Court is a secure purpose built development within the heart of Mapesbury. Buyers can expect to find a stunning open-plan kitchen flooded with natural light, with dedicated spaces for cooking, dining and relaxing – perfect for entertaining.

There are two double bedrooms with excellent storage, and bright views over the conservation area, along with a three piece family bathroom.

St. Ives Court is positioned moments from Kilburn Station and offers communal gardens and off street parking. Buyers will enjoy the Mapesbury Dell being a short stroll away and having the cafes and eateries of Mill Lane & Kilburn on your door step. This property is being sold with a long lease and with vacant possession.

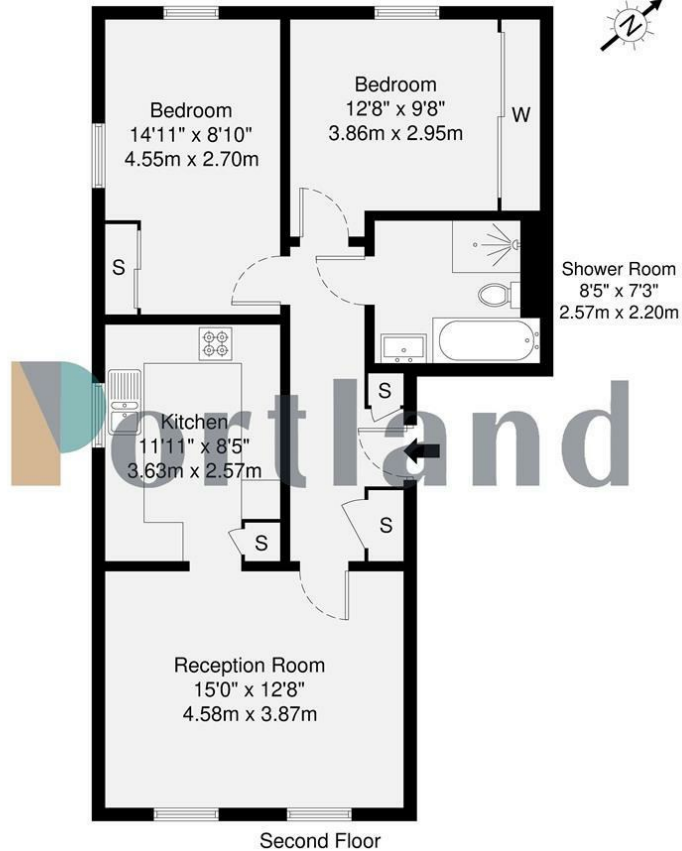
- Bright Two Bedroom Flat
- Communal Gardens
- Close To Kilburn Station
- Off Street Parking
- Open Plan Living
- Long Lease
- Secure Purpose Build Development
- 721 Square Feet
- Upper Floor & Flooded With Natural Light
- Perfect For First Time Buyers











GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67 sq m / 721 sq ft

TOTAL STORAGE SPACE  
Storage and available total area  
3.6 sq m / 38 sq ft

EXTERNAL 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

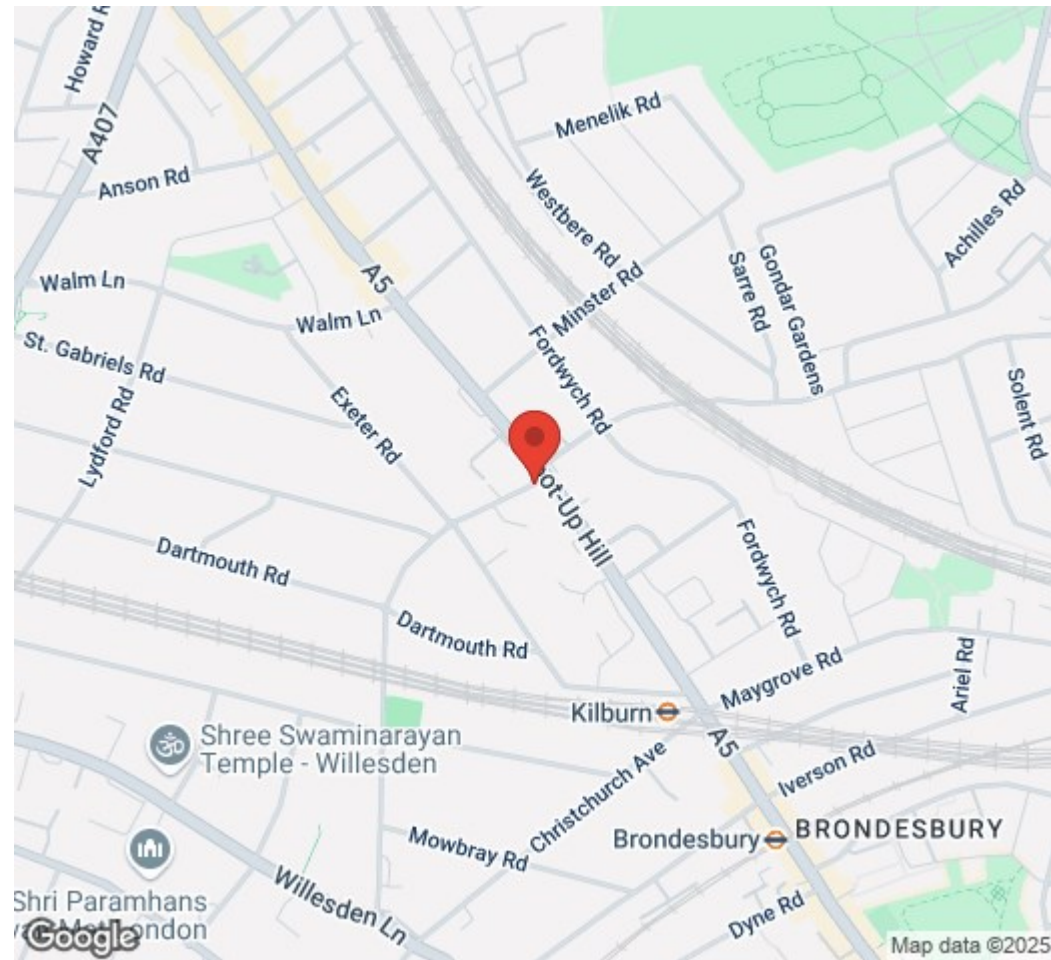
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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