



2 Bedroom
Shoot Up Hill, NW2

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

£475,000
Leasehold

Filled with Mid-Century charm is a wonderful two-bedroom apartment with stunning communal gardens and secure garage all within a popular purpose built block.

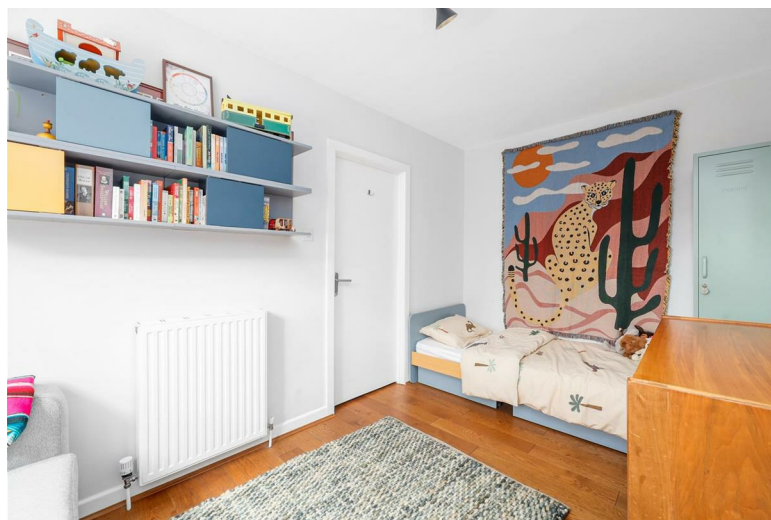
Positioned just moments from the Jubilee Line, Wiltern Court is a well-run residential block set back from the road and boasts excellent amenities. Internally, the property is presented in superb condition with well-proportioned rooms and engineered wooden flooring. The bright reception room floods with natural light and includes original features. There are two bedrooms, of which the primary has generous teak storage. The separate kitchen is fully fitted and there is also a family bathroom. Being purpose built, buyers will benefit from ample storage solutions throughout the property as well as wide accessible hallways.

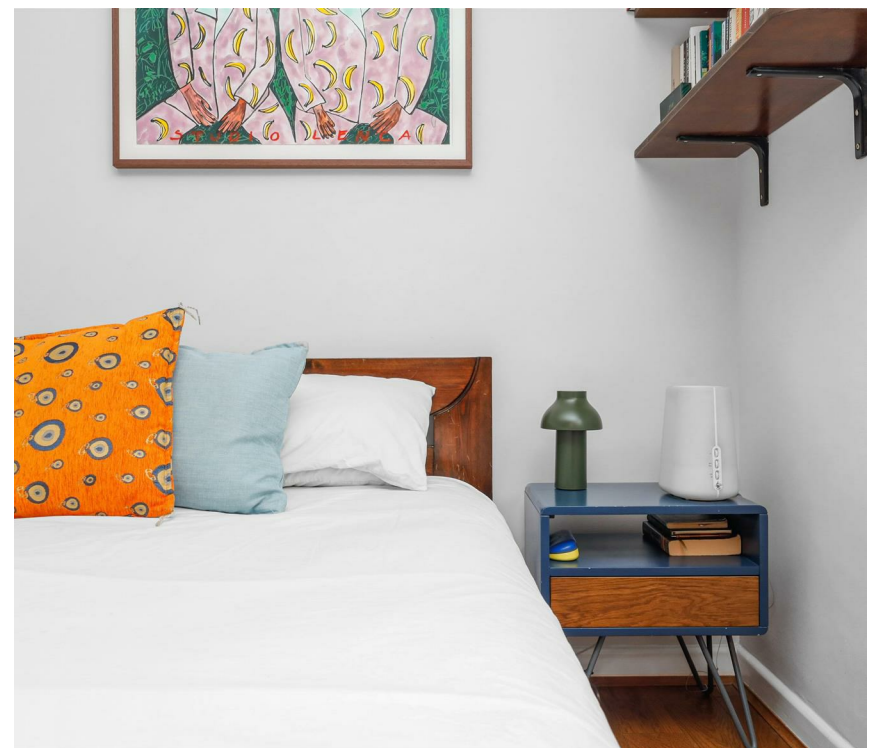
The lease in this property has recently been extended to 170 years, and the right to manage has also been acquired by the leaseholders. This block has the benefit of a lift, well maintained communal gardens, secure garage, and off-street parking.

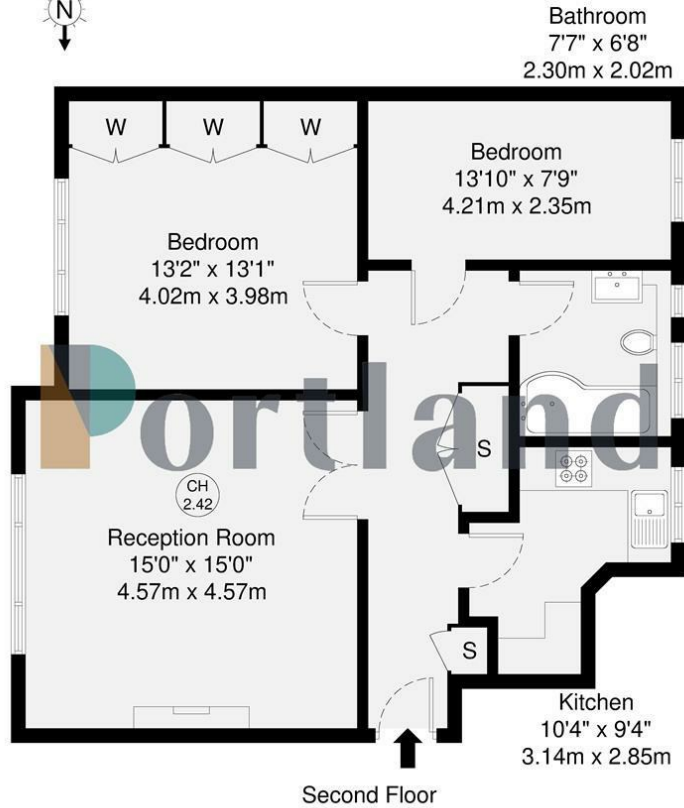
This style of property rarely comes to the market and offers over 730sqft of accommodation. Wiltern Court is perfect for first time buyers looking to secure their foot on the property ladder or those looking to downsize to a lateral apartment without compromising on room size.

The apartment is conveniently located with excellent transport links. The flat is a short walk to Kilburn Underground (zone 2, Jubilee line), Brondesbury (zone 2, Mildmay Overground), West Hampstead Thameslink, as well as being on several bus routes. The property is also a stroll from the ever-popular Mill Lane, leading into the vibrant West Hampstead area with its plethora of shops, cafes, bars and eateries. Kilburn High Road is just south of the property when shopping for essentials. For green spaces Queen's Park, Hampstead Heath, Kilburn Grange Park and Mapesbury Dell are all within easy walking distance.

- Stunning two bedroom apartment
- Private garage and off street parking
- Rarely available Mid-Century block
- Flooded with natural light
- Communal gardens and lift access
- Beautifully finished
- Separate Kitchen
- Purpose built and secure building
- Two large double rooms
- Wooden flooring throughout







GROSS INTERNAL AREA (GIA) The footprint of the property 68.5 sq m / 737 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.9 sq m / 41 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
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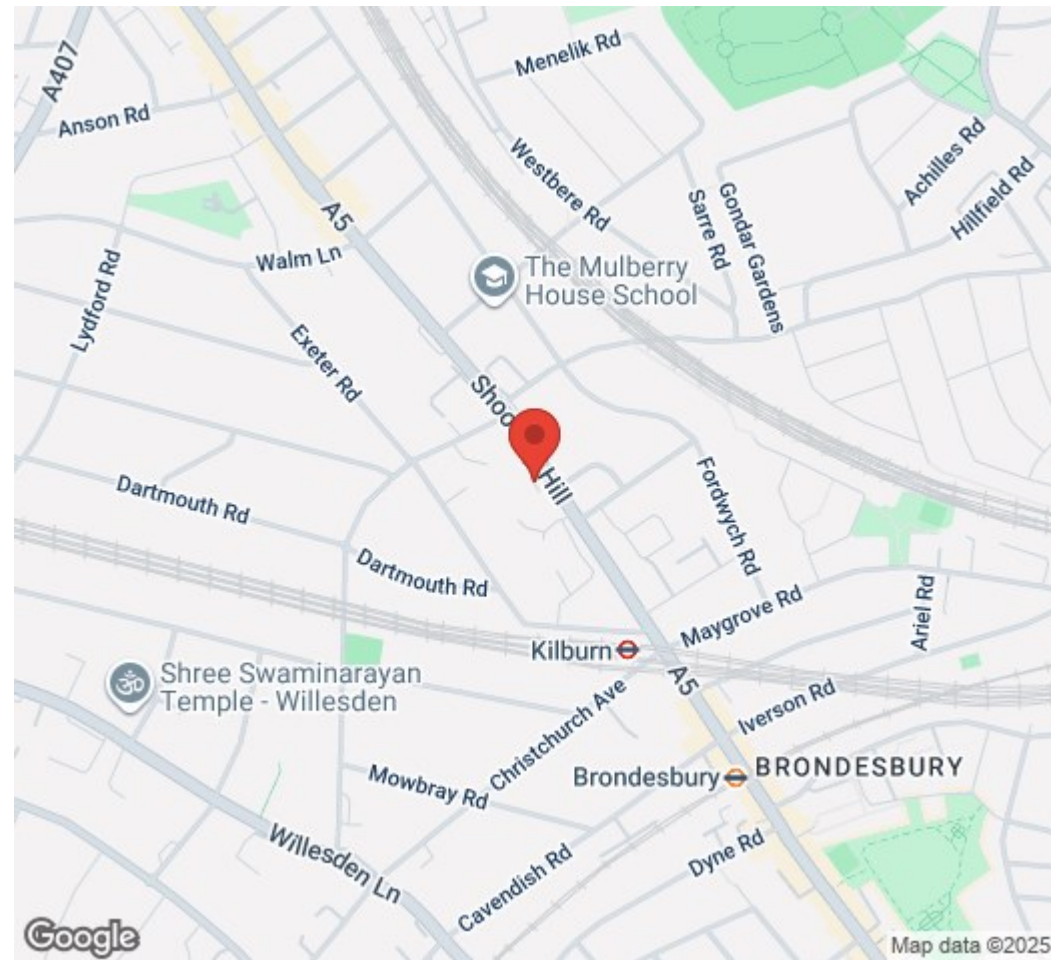
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Trusted, every step of the way

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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 (CO₂) 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	