



## Exeter Road, NW2

### Leasehold - £550,000

A superb opportunity to acquire this beautifully presented 738 sq ft Second Floor apartment, situated within the highly sought after Mapesbury Conservation Area, set within this well maintained mansion block.

The property comprises a spacious reception/dining area with a fireplace and oak flooring, a modern fitted kitchen, two double bedrooms with fitted wardrobes and a tastefully tiled four-piece bathroom. Further benefits include a balcony which is accessed through the second bedroom.

Exeter Road is located moments away from Kilburn (Jubilee – Zone 2) & Brondesbury Overground Station (Zone 2) and is close to a variety of local shops, restaurants & cafes.

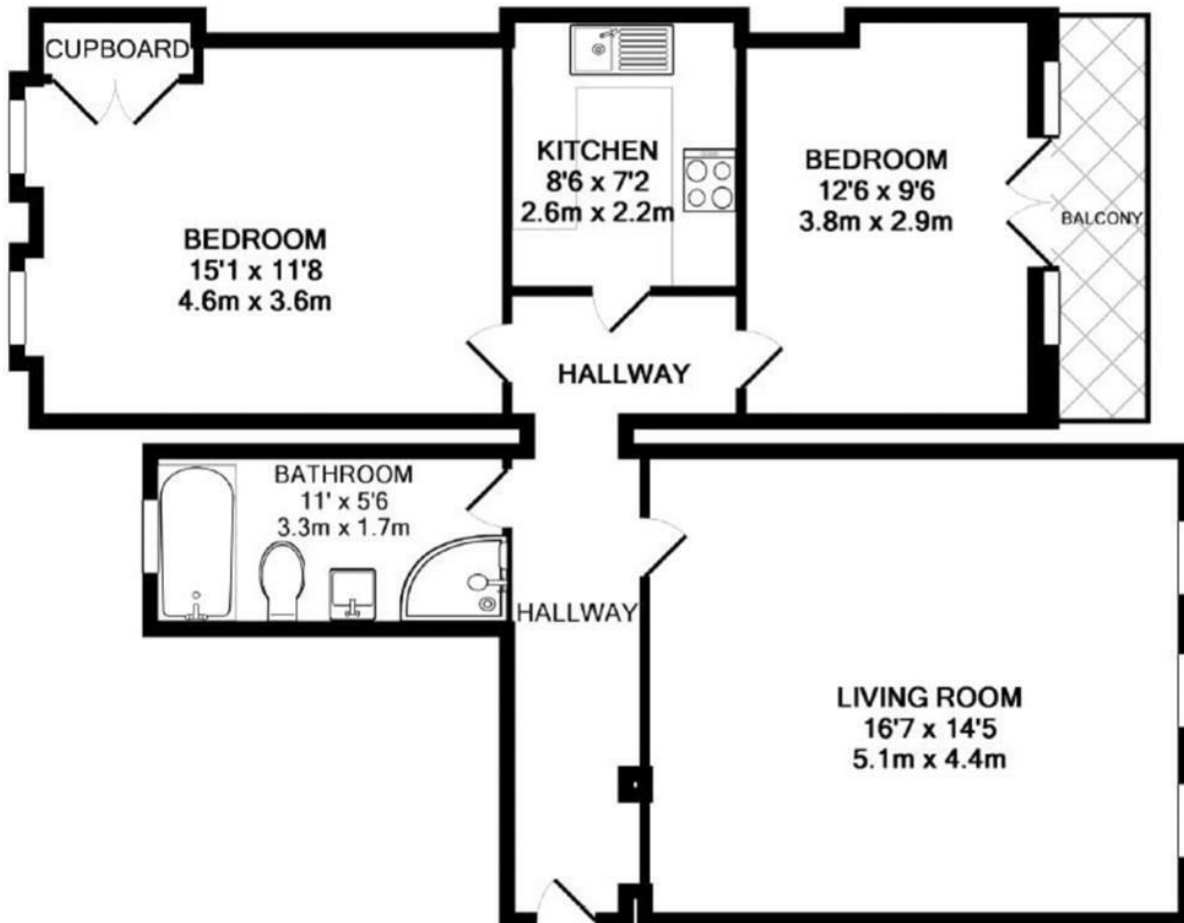
- Offered CHAIN FREE with a long lease
- 2 bedrooms & 1 bathroom offering 738 sq ft of lateral living
- French doors opening out onto the balcony
- COUNCIL: Brent (D)

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TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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