



FLAT FOR SALE

£365,000

Nestled in a leafy street in the heart of Kilburn, this delightful first-floor two-bedroom apartment in Hillsborough Court offers a share of freehold and a 997-year lease, and is ready for you to make it your own.

 **Nest Seekers**
INTERNATIONAL



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THE BENEFITS

Living in Hillsborough Court means enjoying the convenience of an on-site maintenance technician, a lift and a well-maintained communal garden. The friendly and welcoming resident community is a hallmark here, creating a warm and supportive environment. The heating and hot water are included in the service charge.

WELCOME TO HILLSBOROUGH COURT

Stepping into the bright reception room, you're greeted by charming period features such as elegant cornicing and large windows that flood the space with natural light. The flat includes a double bedroom, as well as a single bedroom, perfect for use as a guest room or home office.

The compact yet practical kitchen provides all the essentials for your culinary needs, and the bathroom with a full-sized bath meets all daily routines. Heating is included in the service charge, meaning your gas bill will only be for the hob. The flat further benefits from an external storage unit located in the building's top-floor.

KEY FEATURES

Reception Room

Kitchen

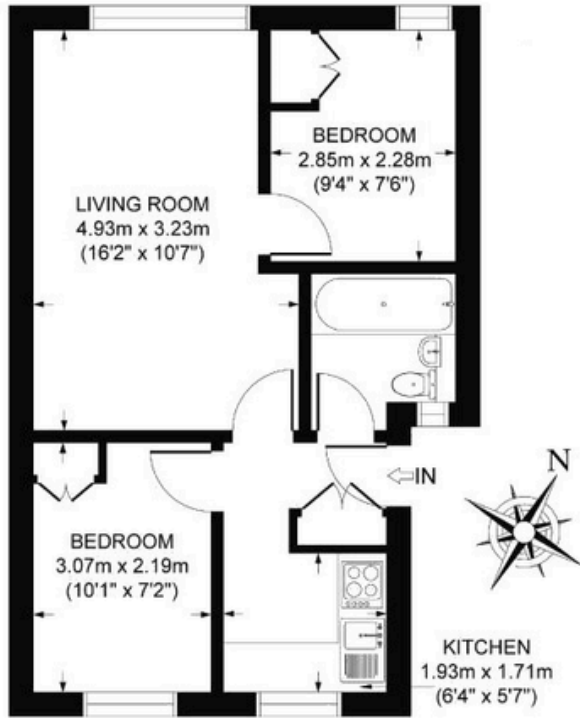
2 Bedrooms

1 Bathroom

Lift

External Storage

Communal Garden



GROSS INTERNAL
FLOOR AREA 423 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 423 SQ FT / 39 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.