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# Tollgate Gardens, London, NW6

£1,000,000



A fantastic three bedroom apartment which has an east to west orientation, creating a modern light and airy space with close to 1,000 sq. ft (94 sq. m). Situated on the first floor and consisting of a large 19ft x 17ft open plan reception with doors leading onto a private west facing balcony. Further, there are three good sized bedrooms, one of which is en suite as well as ample storage and a separate utility cupboard.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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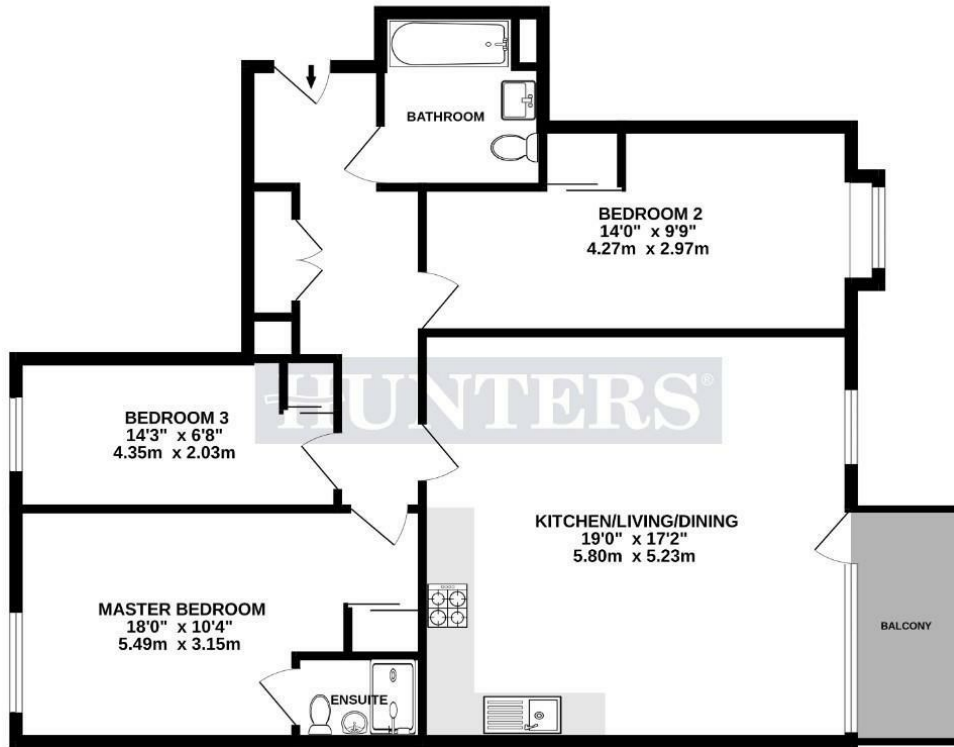
## KEY FEATURES

- Magnificent Three bedroom apartment
  - Private West Facing Balcony
- Over six years of NHBC certificate still remaining
  - Modern decor throughout
  - Modern fully integrated Kitchen
- Close to 1,000 sq.ft (90 sq.m) of internal living space
  - Private secure underground parking
  - Concierge and Private Gym
- Kilburn Park Station within 0.1 miles (Bakerloo Line to Oxford Circus & Charing Cross)
  - Long lease of 247 years



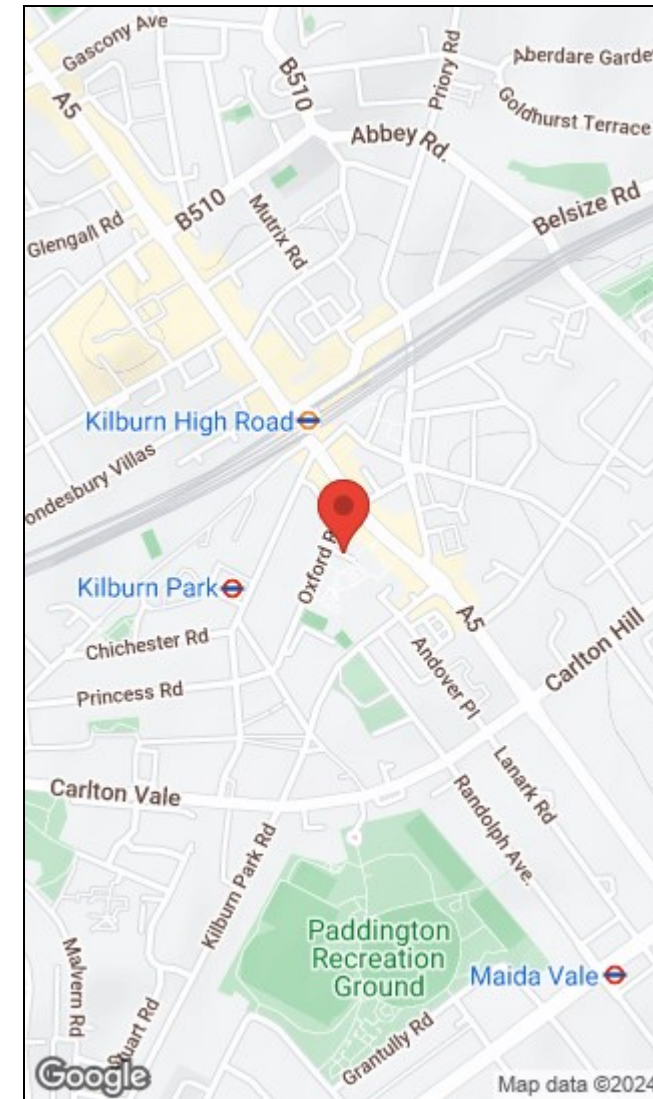


**FIRST FLOOR**  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 956sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>87</b>	<b>87</b>
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