

The Arbor Collection, NW6

- One bedroom first floor apartment
- Views of Kilburn Grange Park
- High spec, luxury finish
- Fantastic choice of transport links
- Two balconies
- Close to 600 sq.ft of internal accommodation
- Modern fully integrated kitchen

Asking Price £515,000 Leasehold

246-248 Kilburn High Road, , London, NW6 2BS



*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

This fantastic private gated one bedroom, one-bathroom property in NW6 is the perfect combination of luxury living whilst being in a central sought-after location. Built only three years ago, the apartment has been designed with high-spec modern and stylish finishes throughout, featuring a fully equipped kitchen with Siemens appliances and an open-plan living area with ample natural light, boasting views of the park from one of the property's two balconies. The generous-sized bathroom is equipped with contemporary finishes, including a bath and shower, and the double bedroom comes equipped with spacious built-in wardrobes, alongside three storage spaces throughout the property.



Set back from the road and within a private gated courtyard, with Kilburn Grange park on the doorstep, the apartment provides an outdoor gym, playground and large green area perfect for picnics. Located 0.5 miles away from the amenities of West End Lane and Queens Park with many shops, restaurants, and cafes. Offering excellent public transportation options, with the Jubilee Line (0.4m), London Overground (0.2m) to Euston, Clapham Junction and Richmond, West Hampstead Thameslink (0.5m), to the City, Gatwick and Luton Airport and lastly the Bakerloo Line (0.7m).

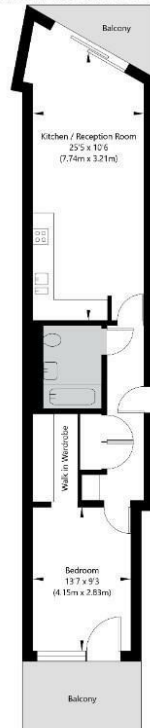


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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.06 SQ M / 582 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.06 SQ M / 582 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Viewings

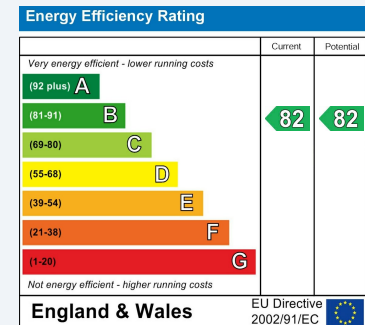
Please contact westhampsteadsales@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



223 West End Lane, West Hampstead, London, NW6 1XJ
Tel: 020 7431 4777 Email: westhampsteadsales@hunters.com <https://www.hunters.com>

