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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th May 2023



KILBURN GATE, KILBURN PRIORY, LONDON, NW6

Guy Daly powered by eXp

North West, London.

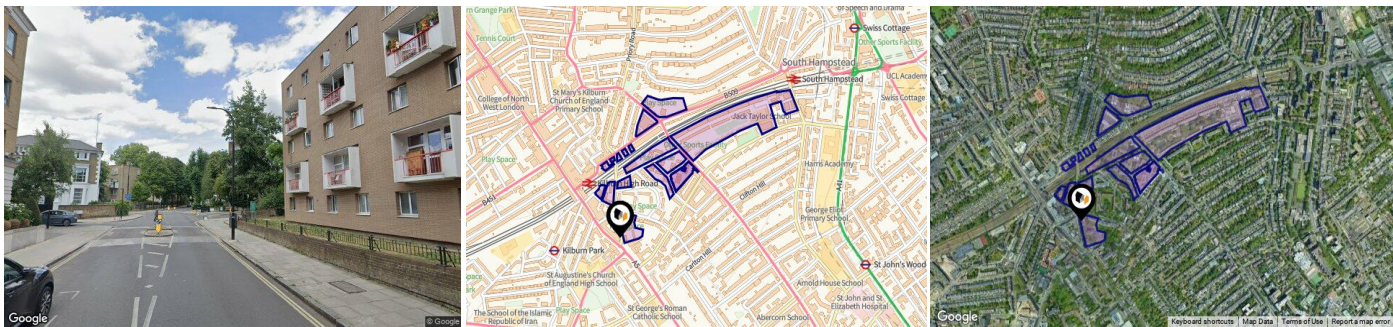
079320603608

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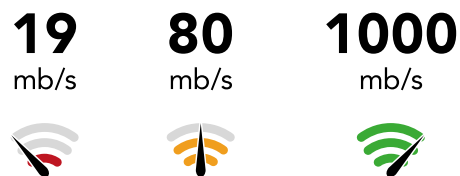
Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£171
Bedrooms:	2	Tenure:	Freehold
Floor Area:	783 ft ² / 72 m ²		
Plot Area:	30.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,394		
Title Number:	NGL18115		
UPRN:	5051760		

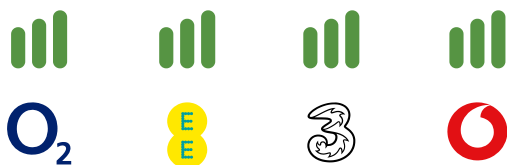
Local Area

Local Authority:	Camden
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

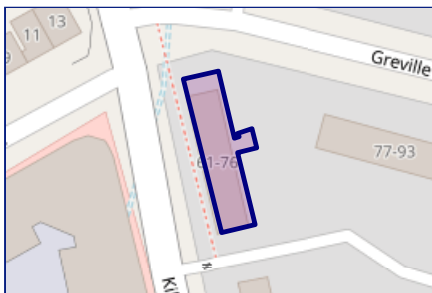


Freehold Title Plan



NGL18115

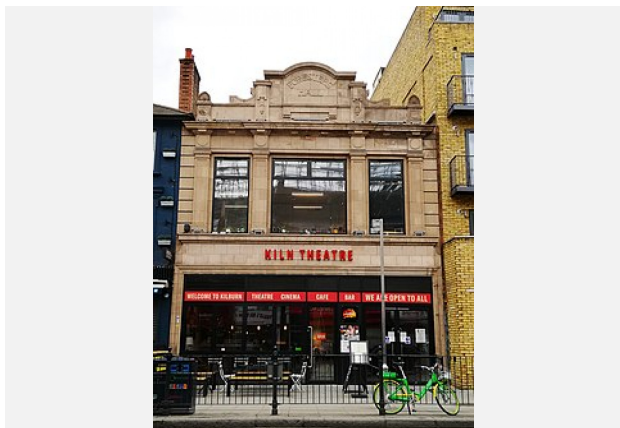
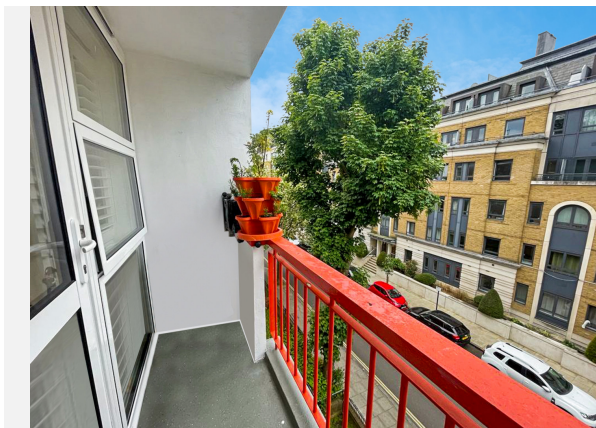
Leasehold Title Plan



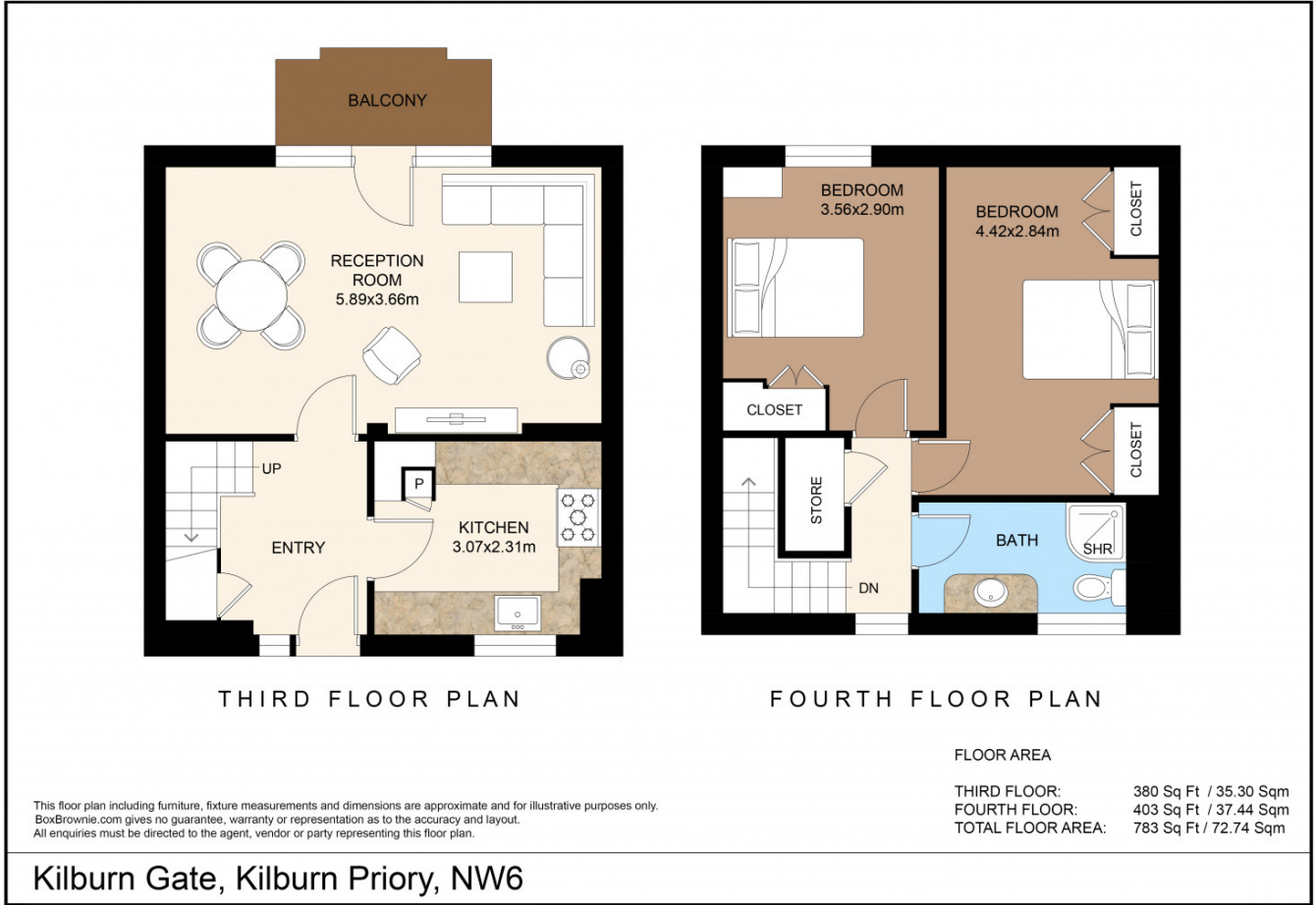
NGL835398

Start Date: 23/05/2004
End Date: 24/05/2129
Lease Term: 125 years from 24 May 2004
Term Remaining: 106 years





KILBURN GATE, KILBURN PRIORY, LONDON, NW6



Property EPC - Certificate



Kilburn Gate, NW6

Energy rating

C

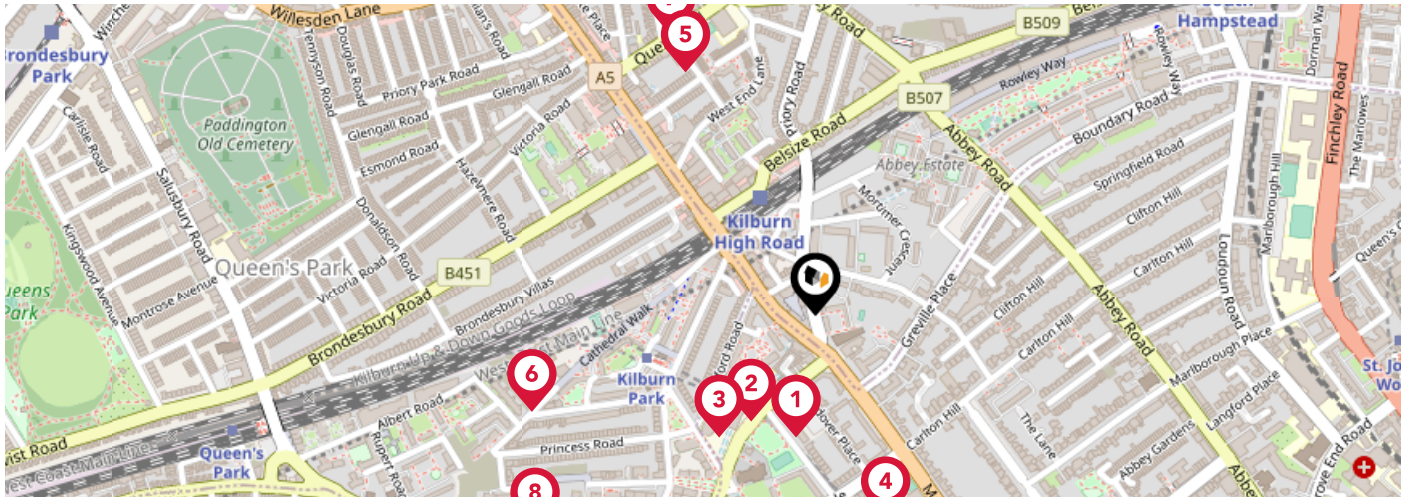
Valid until 24.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

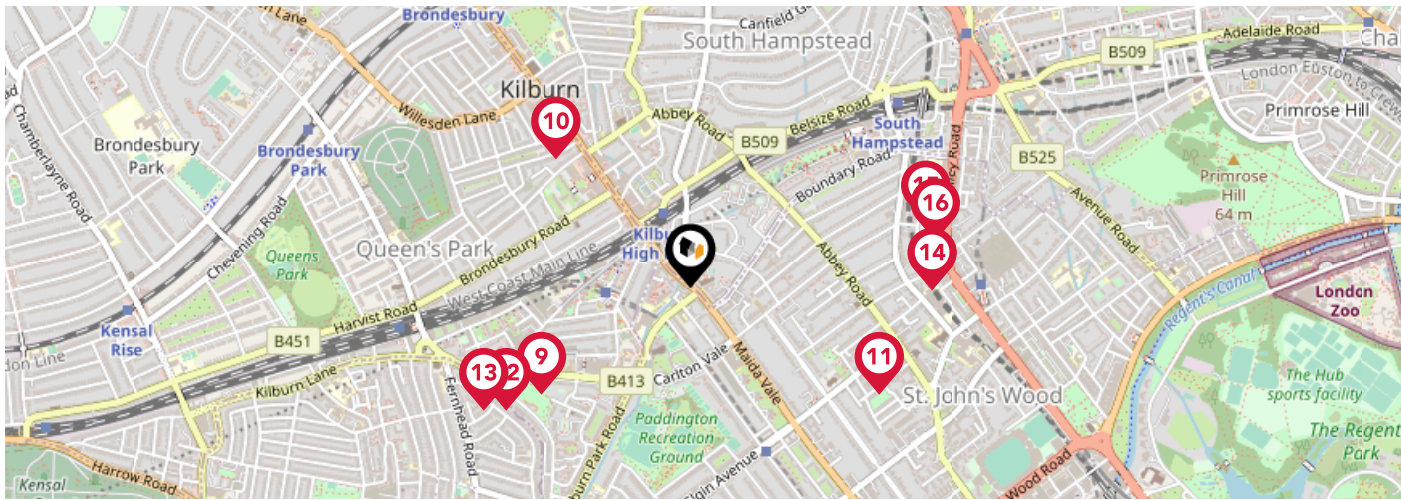
Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	68 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Naima Jewish Preparatory School Ofsted Rating: Not Rated Pupils: 168 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Augustines Federated Schools: CofE Primary School Ofsted Rating: Requires Improvement Pupils: 234 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Augustine's Federated Schools: CE High School Ofsted Rating: Outstanding Pupils: 1004 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St George's Catholic School Ofsted Rating: Outstanding Pupils: 1050 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Mary's Kilburn Church of England Primary School Ofsted Rating: Good Pupils: 227 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Mary's RC Primary School Ofsted Rating: Good Pupils: 267 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Eugene de Mazenod Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 203 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The School of the Islamic Republic of Iran Ofsted Rating: Inadequate Pupils: 132 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

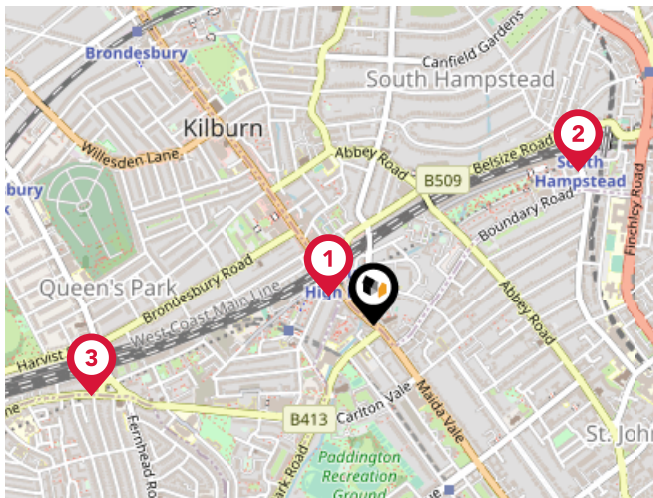
Area Schools



	Nursery	Primary	Secondary	College	Private
 Granville Plus Nursery School Ofsted Rating: Good Pupils: 105 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kilburn Grange School Ofsted Rating: Good Pupils: 196 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abercorn School Ofsted Rating: Not Rated Pupils: 273 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Kilburn Park School Foundation Ofsted Rating: Good Pupils: 153 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carlton Vale Infant School Ofsted Rating: Good Pupils: 84 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beachcroft AP Academy Ofsted Rating: Good Pupils: 59 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 George Eliot Primary School Ofsted Rating: Good Pupils: 327 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Harris Academy St John's Wood Ofsted Rating: Good Pupils: 1301 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

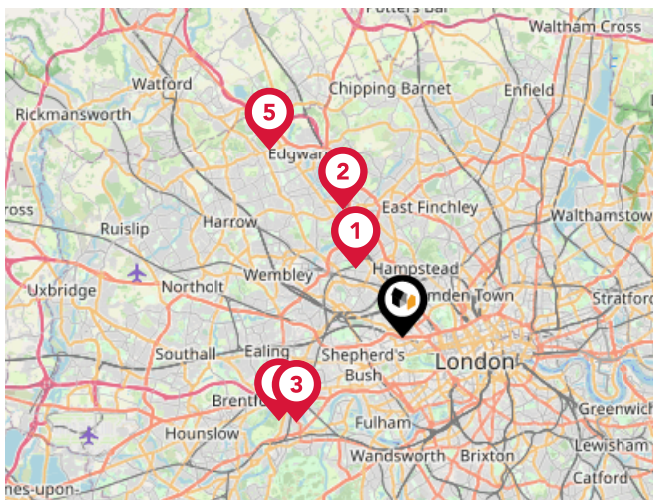
Area

Transport (National)



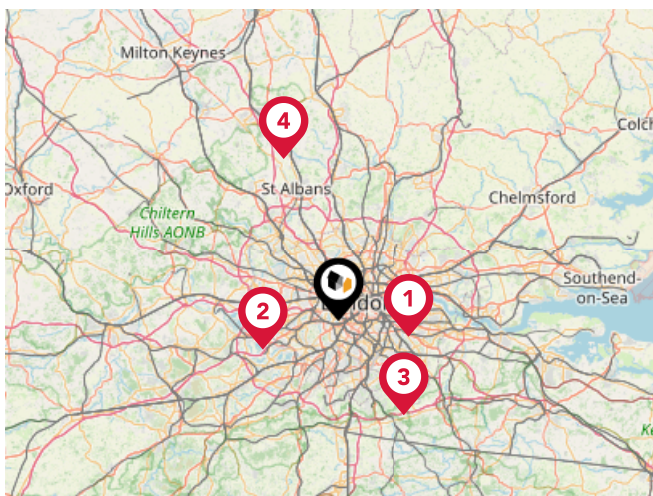
National Rail Stations

Pin	Name	Distance
1	Kilburn High Road Rail Station	0.12 miles
2	South Hampstead Rail Station	0.59 miles
3	Queens Park (London) Rail Station	0.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	3.07 miles
2	M1 J2	5.2 miles
3	M4 J1	5.01 miles
4	M4 J2	5.52 miles
5	M1 J4	8.43 miles

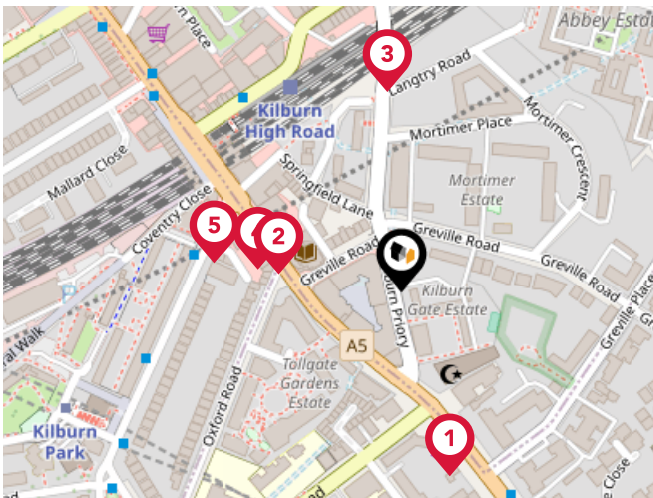


Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.57 miles
2	London Heathrow Airport	12.11 miles
3	Biggin Hill Airport	17.06 miles
4	London Luton Airport	25.07 miles

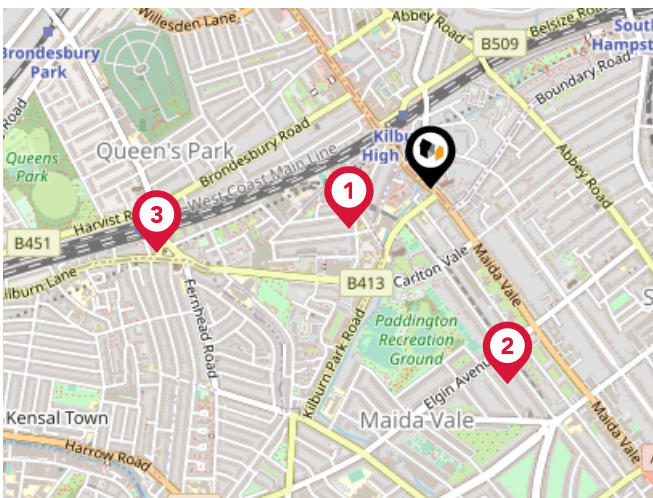
Area

Transport (Local)



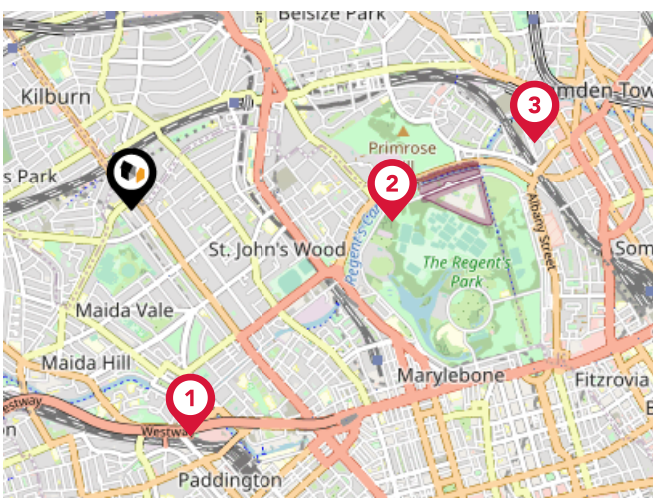
Bus Stops/Stations

Pin	Name	Distance
1	Kilburn Park Road	0.11 miles
2	Kilburn High Road Station	0.07 miles
3	Kilburn Priory	0.12 miles
4	Kilburn High Road Station	0.08 miles
5	Kilburn High Rd Cambridge Ave	0.11 miles



Local Connections

Pin	Name	Distance
1	Kilburn Park Underground Station	0.21 miles
2	Maida Vale Underground Station	0.48 miles
3	Queen's Park Underground Station	0.65 miles



Ferry Terminals

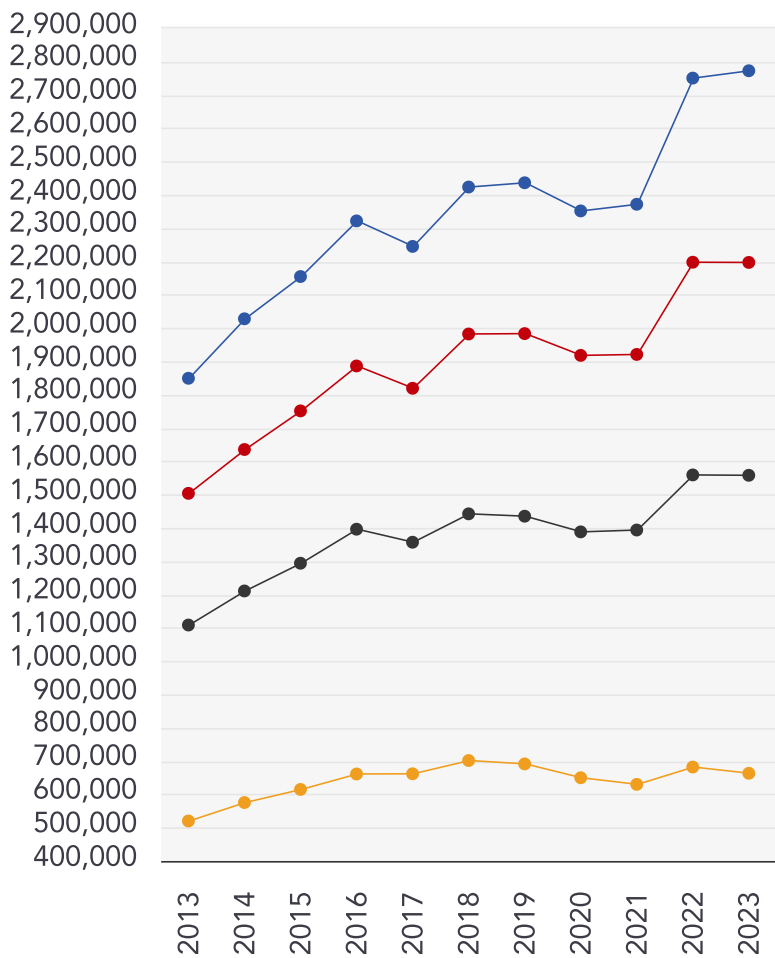
Pin	Name	Distance
1	Little Venice Waterbus Stop	1.08 miles
2	London Zoo Waterbus Stop	1.21 miles
3	Camden Lock Waterbus	1.89 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NW6



Detached

+49.93%

Semi-Detached

+46.1%

Terraced

+40.56%

Flat

+27.53%

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I'm Guy Daly. As a loyal estate agent, friend, and family man, I live, work, and play in and around the areas of West Hampstead, Kilburn, Cricklewood, and Mill Hill. I know North West London like the back of my hand. It's my stomping ground and the place I'm proud to call Home.

Coming out of an agency to run my own business allows me to provide my own personalised service 'my way' based on integrity and trust and the relationship we build together. Whether you're selling, buying, or letting, your home is where my heart is.



Testimonial 1



Excellent service. Guy is a delight to work with. He makes the process very smooth, uncomplicated and goes above and beyond to find great tenants. He is also extremely responsive. Working with Guy is much more straightforward than going through a big estate agent. Would highly recommend. Karen (Kensal Rise)

Testimonial 2



Guy was brilliant throughout the entire process of my sale. Calm, professional and approachable, he was a pleasure to work with. I would absolutely recommend him to friends and family who need an experienced, trustworthy and dependable agent who is prepared to go above and beyond for his client. Jamie (West Hampstead)

Testimonial 3



I cannot recommend Guy Daly highly enough. The whole process from start to finish in dealing with my property sale was smooth and very professional at all times. You've won a very happy customer for life. Thank you Guy. Carina (Cricklewood)

Testimonial 4



After going to larger mainstream agents, it's a relief to be taken care of by a personable and professional agent. I believe it was patience and care that made the sale happen. I would recommend Guy wholeheartedly. Louise (Central London)



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