

LEASEHOLD



Apartment

**Kilburn High Road
London
NW6 2BS**

**Guide price
£549,950**

Council Tax Band: C

FEATURES

- High Specification
- Open Plan Kitchen/Reception Room
- Bathroom
- Lift
- One Bedroom
- 2 Terraces
- Bike Storage
- Gated



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RESIDENTIAL



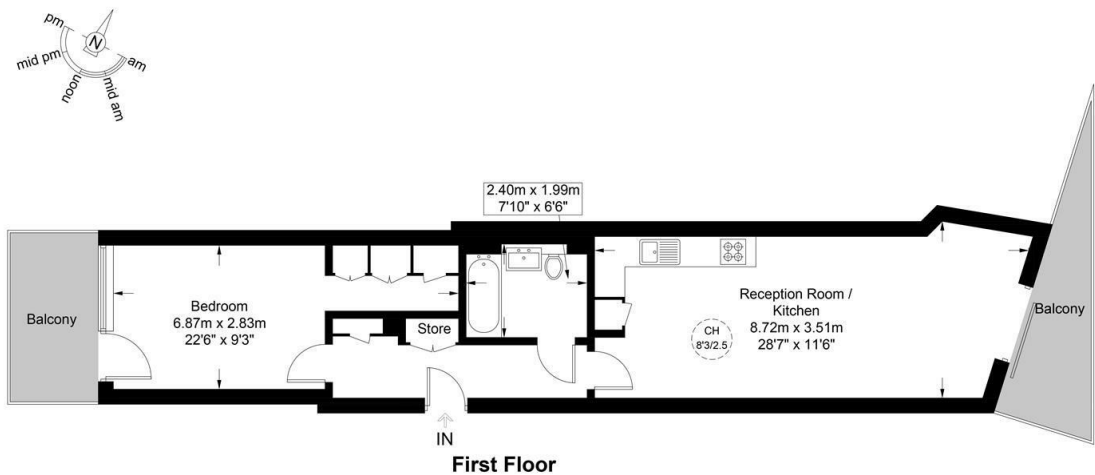
1 Bedroom Apartment located in London

A superb one bedroom apartment arranged on the first floor of this exclusive gated development located next to Kilburn Grange Park. This outstanding apartment has been finished to the highest of standards and comprises, spacious open plan kitchen/reception room with access onto a private terrace with far reaching views of the park, principal bedroom suite with dressing area, a second private roof terrace and a family bathroom. Additional benefits include wooden flooring, double glazed windows and an abundance of natural light. The Arbor Collection is ideally located 0.4m from West Hampstead & Kilburn underground stations and West Hampstead Thameslink as well as the local amenities that Queens Park, West Hampstead and Kilburn have to offer.



The Arbor Collection, NW6

Approximate Gross Internal Area = 598 sq ft / 55.6 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

020 7407 5155

info@adnresidential.co.uk

www.adnresidential.co.uk



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

