

Exeter Road,
£300,000

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A spacious first floor one bedroom flat set within an attractive period building that still displays much of its original character, including sash windows and decorative cornices. The property requires updating throughout, presenting an excellent opportunity for a buyer to modernise and create a stylish home in a desirable location.

Exeter Road sits within the sought after Mapesbury Conservation Area and offers easy access to Kilburn, West Hampstead and Queens Park, with the Jubilee Line close by and a wide choice of local shops, cafés and restaurants.

Offered with a long 125 year lease, ground rent of £0 per annum and a service charge of approximately £1,700 per annum, this flat represents great potential for first time buyers or investors looking to add value in a popular North West London setting.

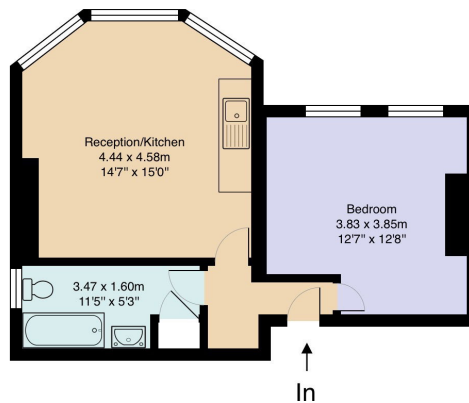
Key Features

- One bedroom first floor flat
- Approx. 452 sq ft
- Attractive period building
- Original features throughout
- Requires modernisation
- Bright and spacious layout
- 125-year lease
- Ground rent £0 PA
- Service charge £1,700 PA
- Close to Jubilee Line & local amenities

Lampards

Exeter Road, NW2

Total Area: 42.0 m² ... 452 ft²



First Floor



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.