



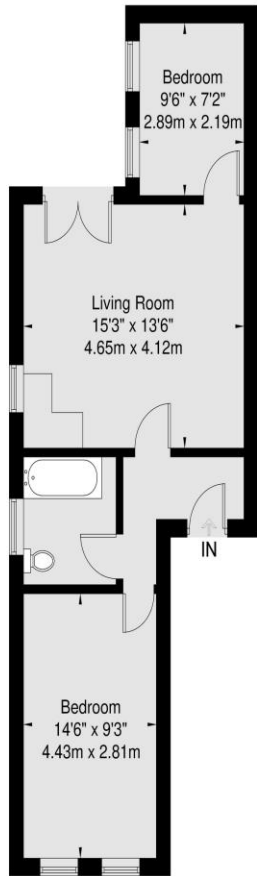
1 Bed Conversion
Teignmouth Road
London NW2

- Stunning garden flat
- Chain free
- Immaculate condition
- Off street parking

Asking price of £450,000
Leasehold

Teignmouth Road NW6

Approx Gross Internal Area
Ground Floor = 45.2 Sq m / 486 Sq Ft



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

OPEN HOUSE SATURDAY 6 APRIL 1-2PM

A recently refurbished two-bedroom ground floor apartment with **DIRECT ACCESS** to communal gardens. Featuring high ceilings throughout this character filled home has a spacious open plan reception room with doors to the garden and a stylish fully equipped modern kitchen. Located in the heart of the Mapesbury Conservation area therefore being within just a short walk of Kilburn Jubilee Line station.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.