



Brooklands Court, Cavendish Road NW6

£450,000

A delightful well maintained One Bedroom first floor apartment situated in this purpose built block situated moments from Kilburn Underground Station (Jubilee Line) and the shops and restaurants of Kilburn High Street. The flat comprises a bright and airy reception room that leads to a semi open plan fitted kitchen, good size double bedroom with fitted wardrobes and a tiled bathroom. The flats benefits from great storage and residents parking. Service Charge £1,560.00pa, Lease is 189 years from 24th June 1998, Council Tax Band C.

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Reception;

Good size (Good size)

Kitchen;

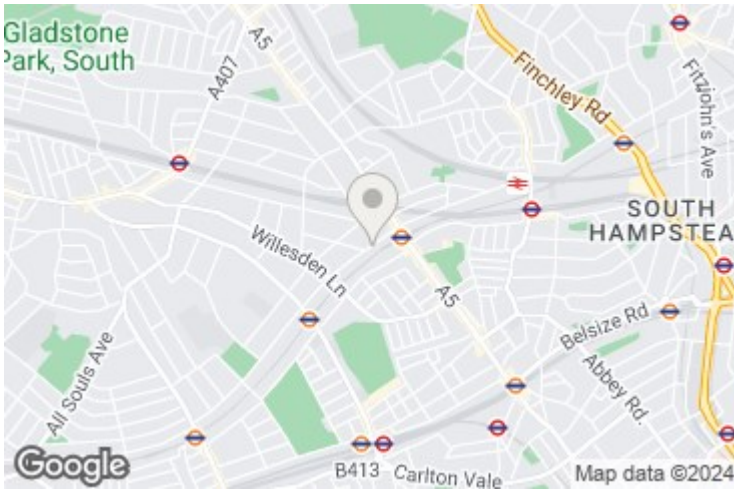
Semi Open Plan (Semi Open Plan)

Bedroom;

Double (Double)

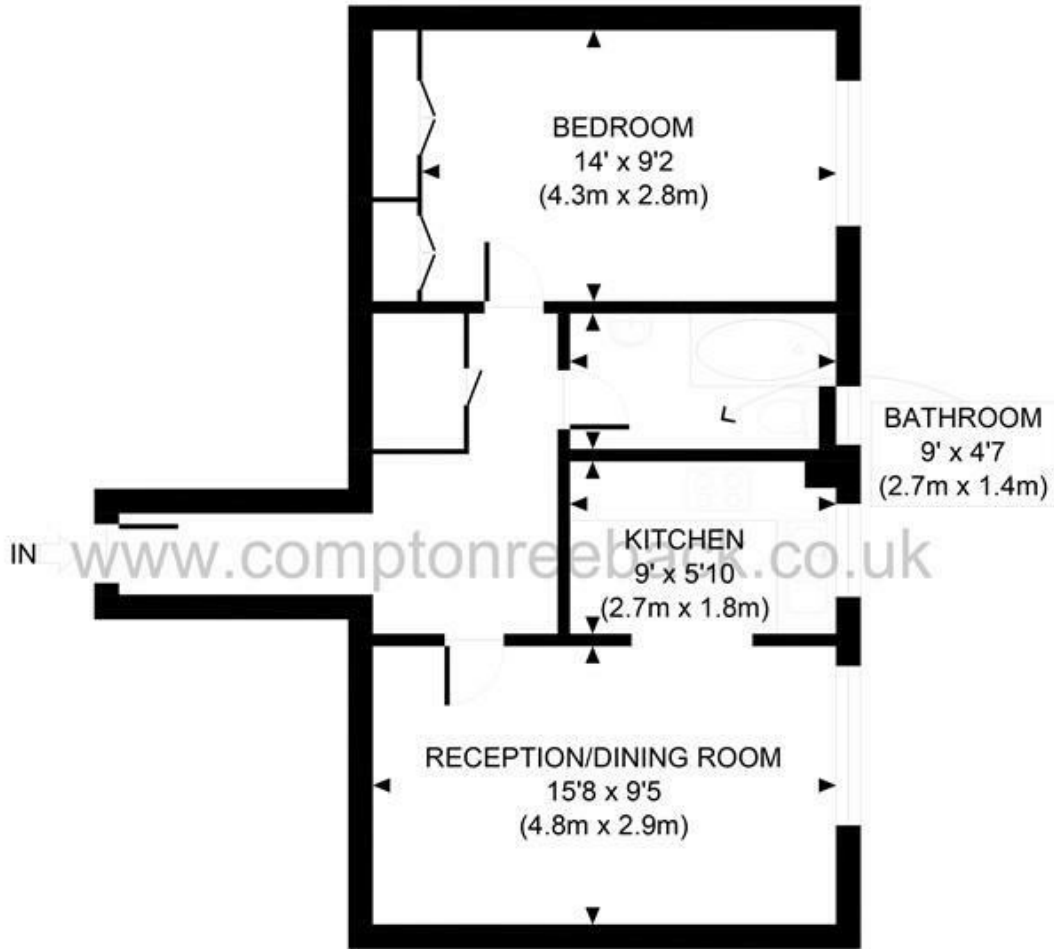
Bathroom;

Exterior;



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	55
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 498 SQ FT / 46 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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