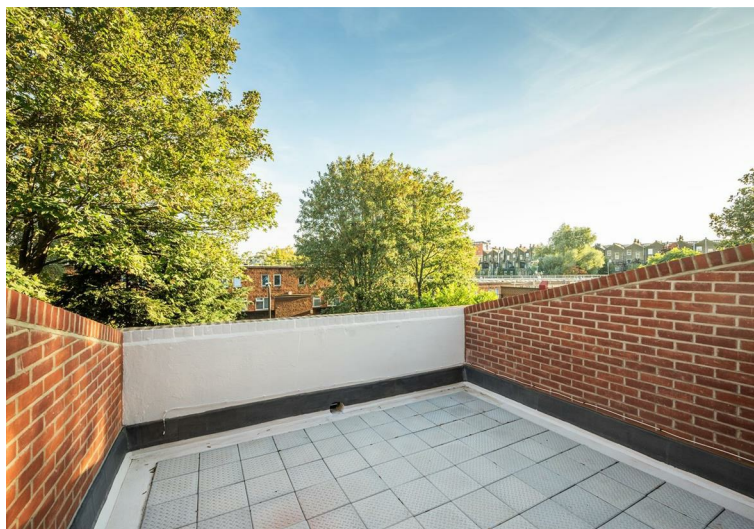




Webheath, Netherwood Street, NW6 £500,000 Subject to contract

A well-proportioned four-bedroom (circa 1076 sq ft) house arranged over three floors in this ideally located development.

Arranged as a separate kitchen, reception room, family bathroom, 4 bedrooms and rear patio garden.

Great location close to numerous transport links and shops.

Vacant and Chain Free, Step-free access





Webheath, Netherwood Street, Kilburn, NW6

Total Gross Area: 1076 ft² ... 100.0 m² (excluding patio)

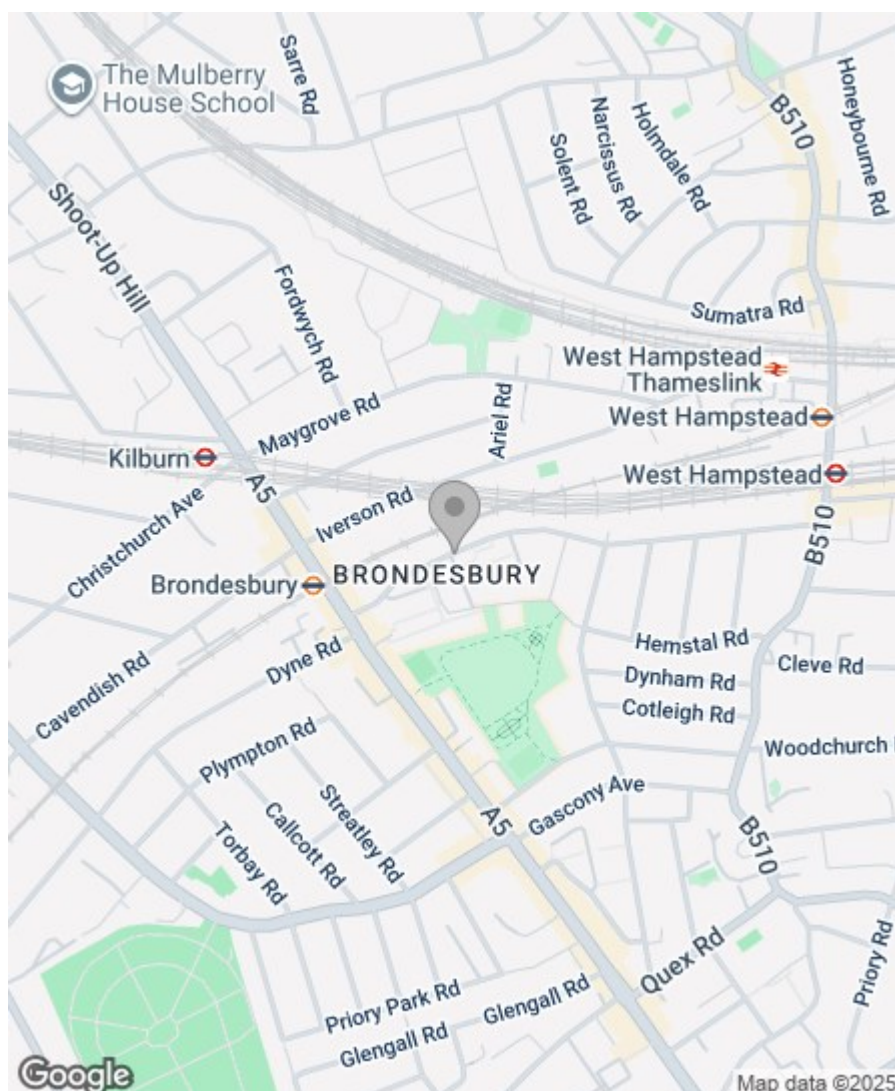
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	Netherwood Street, Kilburn, NW6
Price	£500,000
Bedrooms	4
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	C
Current Ground Rent	£10 pa
Service Charge	£2213.40 pa
Term	125 years from 21 May 1990 (90 years)

Key Features

- Step Free
- 4 bedroom house
- Rear garden
- 3 levels
- Chain Free
- Vacant
- Ex Local Authority



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).