

Wenlock & Taylor



Athelstan Gardens, Kimberley Road
Brondesbury Park/Kilburn, London, NW6 7SN

Price £430,000



Athelstan Gardens, Kimberley Road, Brondesbury Park/Kilburn, London, NW6 7SN

In the same family occupation for 40 years, this well maintained and recently redecorated split level Ground & First Floor maisonette is within a purpose built block of 10 properties and situated near to Brondesbury Park (London Overground) station and the various shops, bus routes and stations along Kilburn High Road & Willesden Lane. Measuring 880 sq.ft (82 sq.m) approximately, the accommodation comprises 3 bedrooms, south facing reception with door leading to the communal garden, 'eat in' kitchen, modern shower/wc and separate wc. Features include wood flooring, ornate fireplace, double glazed windows and there is communal off street (residents permit) parking. The property is offered with no upper chain, tenure is Leasehold (86 years unexpired) and Council Tax Band 'C' (London Borough of Brent).



ENTRANCE HALL

With dado rail, concealed radiator, ceiling coving, wood flooring.

RECEPTION

16'7" x 15'8" (to recess) (5.05 x 4.78 (to recess))

South facing reception room with ornate fireplace with electric fire and tiled hearth, ornate ceiling coving, dado rail, concealed radiator, deep understairs cupboard, double glazed window and door to communal garden.

'EAT IN' KITCHEN

10'8" x 8'9" (3.25 x 2.67)

Arched kitchen entrance and with inset double bowl sink and drainer, oak wall and base cupboards, work surface, cooker point and extractor hood, plumbing for washing machine, central heating boiler, dado rail, spotlighting, double glazed windows, wood flooring, usb points.

SEPARATE WC

With wc, wash hand basin with cupboard under, tiled floor, half tiled walls, double glazed frosted window, spotlighting.

STAIRS & LANDING

TO FIRST FLOOR

with built in landing cupboard.

BEDROOM 1

11'10" x 9'3" (3.61 x 2.82)

With double glazed windows, concealed radiator, ceiling coving, ceiling rose.

BEDROOM 2

15'6" x 9'3" (4.72 x 2.82)

With double glazed windows, concealed radiator, ceiling coving, ceiling rose.

BEDROOM 3

9'4" x 6'8" (2.84 x 2.03)

With concealed radiator, double glazed windows, ceiling coving, ceiling rose.

SHOWER/WC

Modern shower with built in cubicle/tray, sliding doors and 'rainfall' shower head, wash hand basin with cupboard under, wc, tiled walls and floor, double glazed frosted window, towel radiator, spotlighting.

GARDENS

Communal.

OFF STREET PARKING

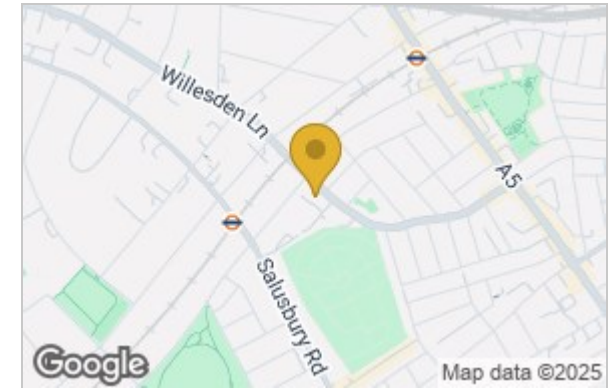
Communal and residents permit required.

TENURE

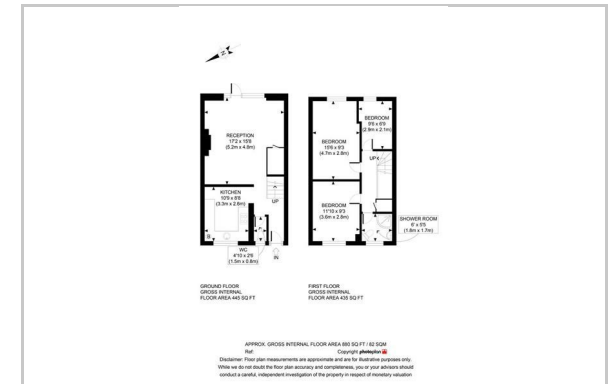
We understand that the tenure is Leasehold for a term of 125 years from 1st July 1985 (86 years unexpired). Last service charge (2023/2024) £1538.93p. Estimated service charge (2024/2025) £1,282.21p.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

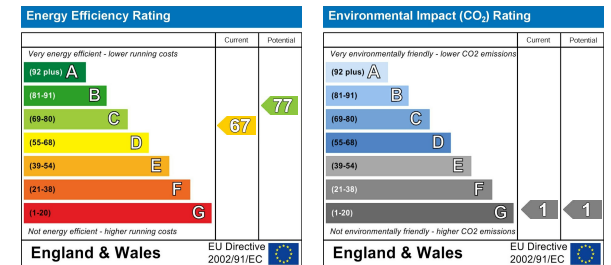
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.