



Lichfield House

Tollgate Gardens, NW6

Offers in excess of
£425,000

Positioned on the ground floor of this popular purpose built block is this large and bright one bedroom apartment benefitting from a wonderful private terrace.

With parking available, along with communal gardens, the accommodation comprises a large open plan kitchen and reception, large master bedroom with plentiful storage and a fully fitted family bathroom along with a very useful utility room.

The development itself epitomises sophisticated urban living, featuring a 12-hour concierge, secure underground parking, and a bespoke gym designed by Technogym fitness specialists. Beautifully landscaped communal gardens provide a tranquil retreat within the heart of the city.

CHESTERTONS



Lichfield House

Tollgate Gardens, NW6

- A charming one bedroom apartment spanning over 550 square feet.
- Benefitting from an exceptionally long lease.
- The apartment comes with 12 hour portorage and off street parking is available.
- The apartment comes with a large private terrace.



Tenure: Leasehold 240 years 3 months

Service Charge: £4,217.86 Including reserve fund contribution of £292.72

Ground Rent: £200 pa

Local Authority: City Of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

W9 1SX

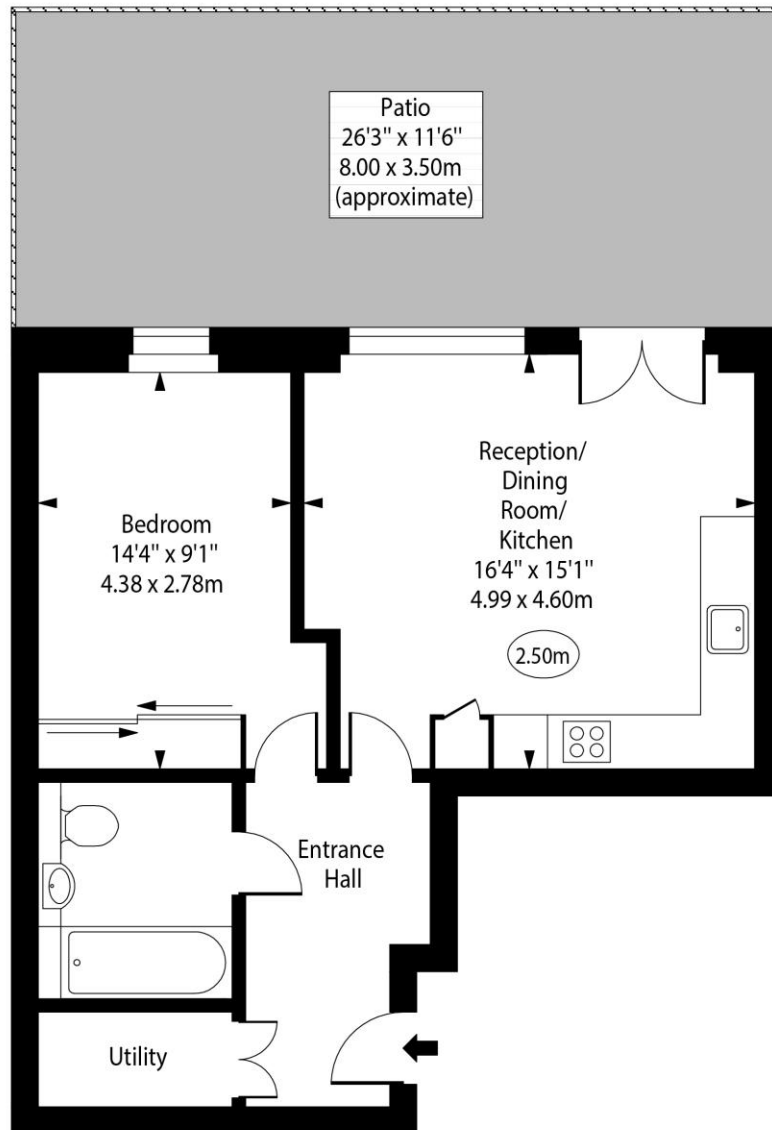
littlevenice@chestertons.co.uk

020 7286 4632

[chestertons.co.uk](https://www.chestertons.co.uk)

Lichfield House,
Tollgate Gardens,
Kilburn Park, NW6

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 552 Sq Ft - 51.28 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 0327681G