



# Guildford House

Tollgate Gardens, NW6

Asking Price £735,000

Positioned on the third floor of this purpose built block is this larger than average two bedroom, two bathroom apartment spanning approximately 800 square feet.

Available fully furnished if preferred and benefitting from off street parking, on site gym and porter, the accommodation comprises an open plan kitchen reception with charming balcony, master bedroom with plentiful storage and en suite bathroom, second bedroom served by a family bathroom, and a helpful utility cupboard.

Located in travel Zone II, the closest tube would be Kilburn Park (Bakerloo Line), Kilburn High Road Overground is located nearby and there is also a great connection via bus, with Oxford Street, King's Cross, Canary Wharf and Paddington's Cross rail all easily accessible.

**CHESTERTONS**





# Guildford House

## Tollgate Gardens, NW6

- A charming 2 bedroom, 2 bathroom apartment spanning approx. 800 square feet.
- Finished to a high specification throughout and available fully furnished if desired.
- The apartment comes with a long lease and is positioned on the third floor with a lift.
- Benefitting from off street parking and portorage.





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**Tenure:** Leasehold 241 years 7 months

**Service Charge:** £2,981.92 pa

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** F

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***Chestertons Little Venice Sales***

26 Clifton Road

Maida Vale

London

W9 1SX

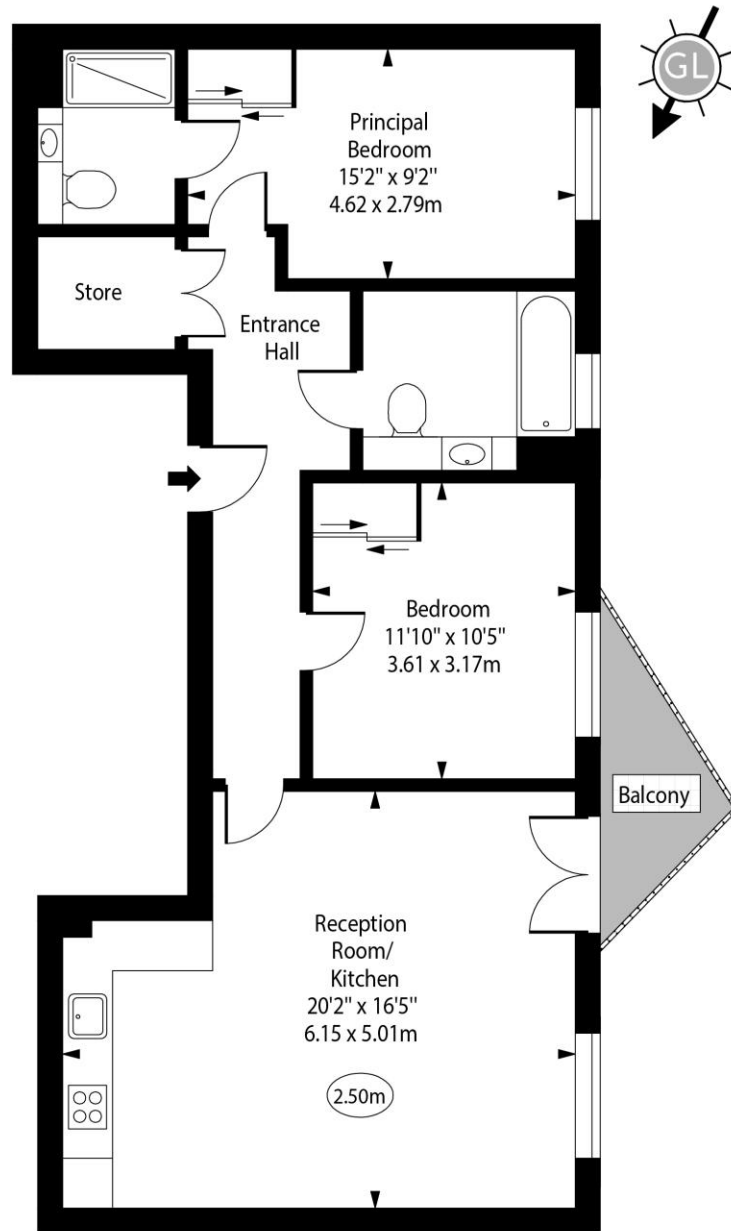
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Guildford House,  
Tollgate Gardens, NW6

○ - Ceiling Height



Third Floor

Approx Gross Internal Area      800 Sq Ft - 74.32 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.

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