

## KILBURN PARK ROAD, LONDON NW6

### 3 BED APARTMENT

**£800,000**  
LEASEHOLD

A well-presented and generously proportioned three-bedroom, two bathroom garden apartment offering approximately 1,040 sq ft of beautifully arranged living space, set within a modern purpose-built block in a highly convenient North West London location.

The property is bright and airy throughout and features a spacious reception room, alongside a dedicated dining area flowing seamlessly from the fully integrated kitchen. Large doors open directly onto a substantial private garden measuring approximately 26 ft, creating an excellent indoor-outdoor living space ideal for entertaining, families or those seeking a peaceful retreat.

The impressive 13 ft principal bedroom benefits from mirrored fitted wardrobes, a modern en-suite shower room, and direct access to the terrace. Two further well-proportioned double bedrooms also enjoy terrace access and are served by a stylish three-piece family bathroom.

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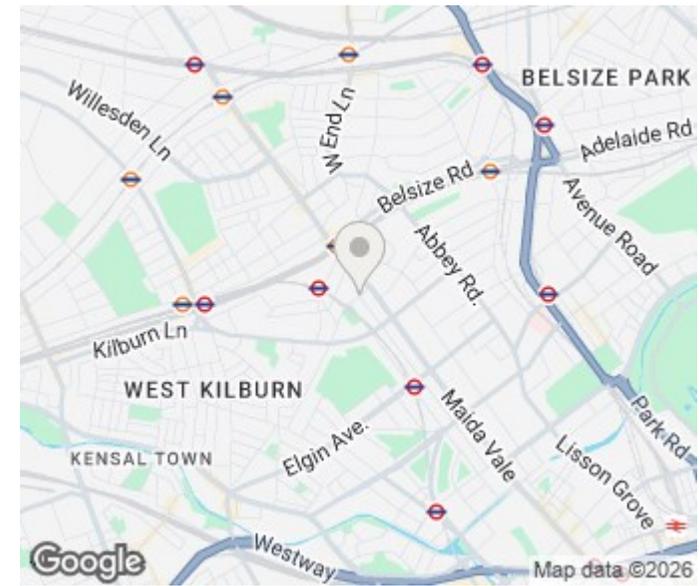
## Kilburn Park Road, London, NW6

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2026. Produced for Hemmingfords Property Limited. REF: 1406237



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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