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# Espalier Gardens, Kilburn, W.Hampstead Borders, London, NW6 Asking Price £475,000



Set on the second floor of a modern development with lift access, this stylish one-bedroom apartment offers over 550 sq ft of well-designed living space.

The property features a bright reception room leading into a sleek, fully fitted modern kitchen, with wooden flooring and underfloor heating throughout for year-round comfort. Both the reception room and bedroom open onto a south-west facing private balcony, perfect for enjoying the afternoon sun.

Located within the peaceful Espalier Gardens development, the apartment is just a short distance from the vibrant cafés, shops, and restaurants of West Hampstead, Kilburn High Road, and Queen's Park. Excellent transport links are nearby, including West Hampstead (Jubilee Line and London Overground) and Brondesbury Station (London Overground).

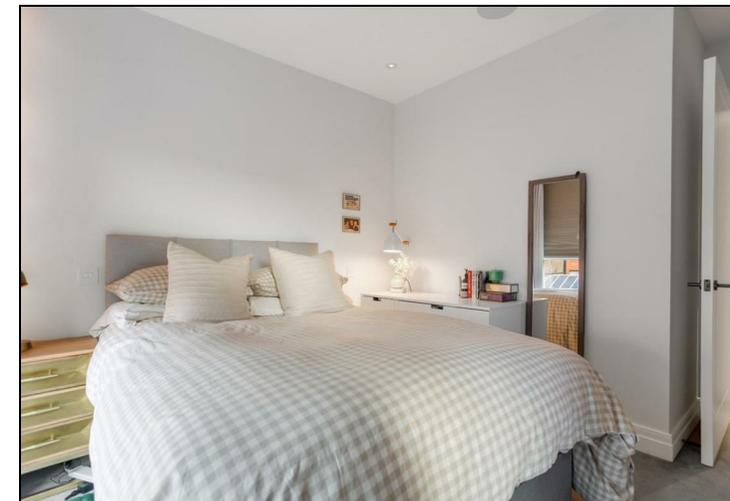
A fantastic home combining modern living with superb connectivity.

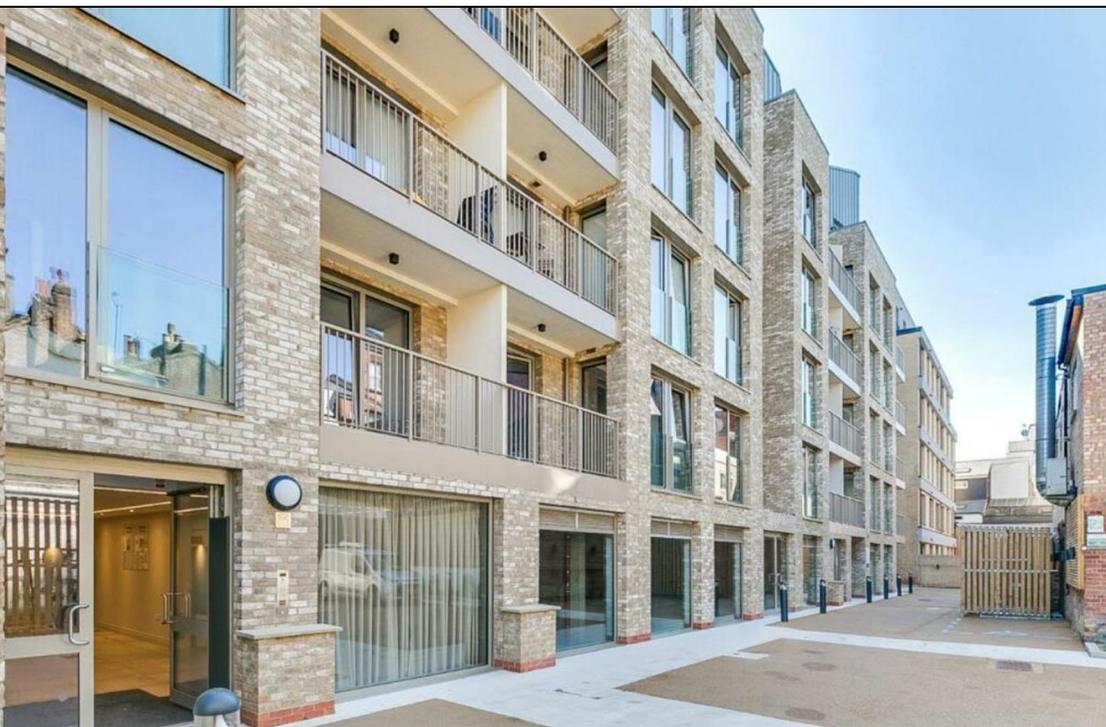
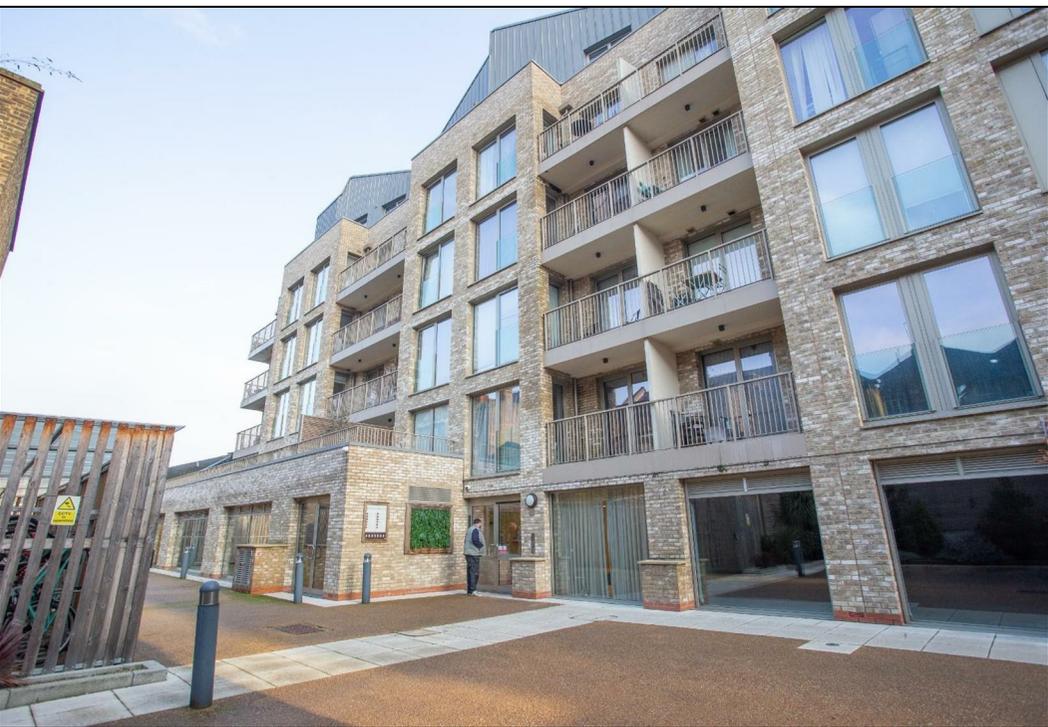
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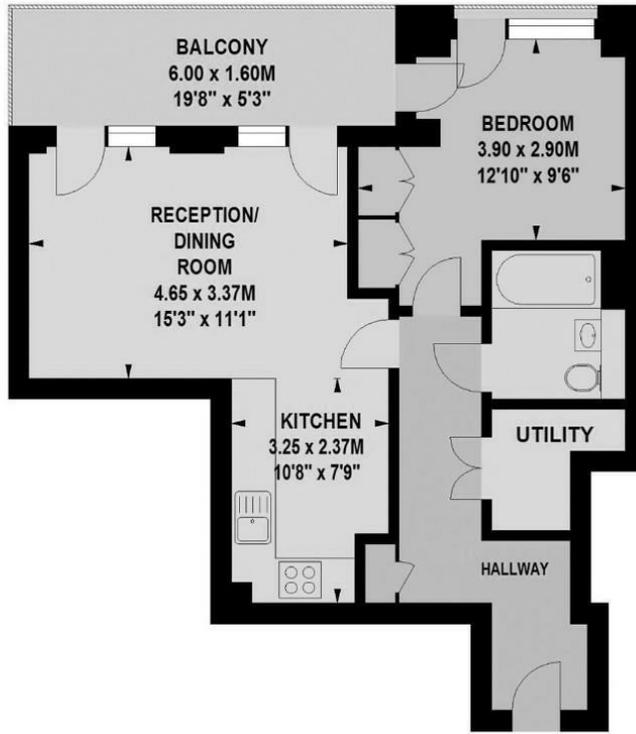
## KEY FEATURES

- Large One Bedroom Second Floor Apartment
- Bright South-facing private balcony
  - Long lease attached
- Over 566 sq.ft. of internal living space
  - Beautifully well-maintained home
    - Underfloor heating throughout
  - Built in appliances and ample storage
- Close proximity to local high street and multiple transport links





Second Floor



TOTAL FLOOR AREA: 567 sq.ft. (52.61 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2021



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>	
(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	
85	85
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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