



ALEX BRITEZ CABRAL

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## Mortimer Crescent, London, NW6

Guide Price £500,000 - £550,000

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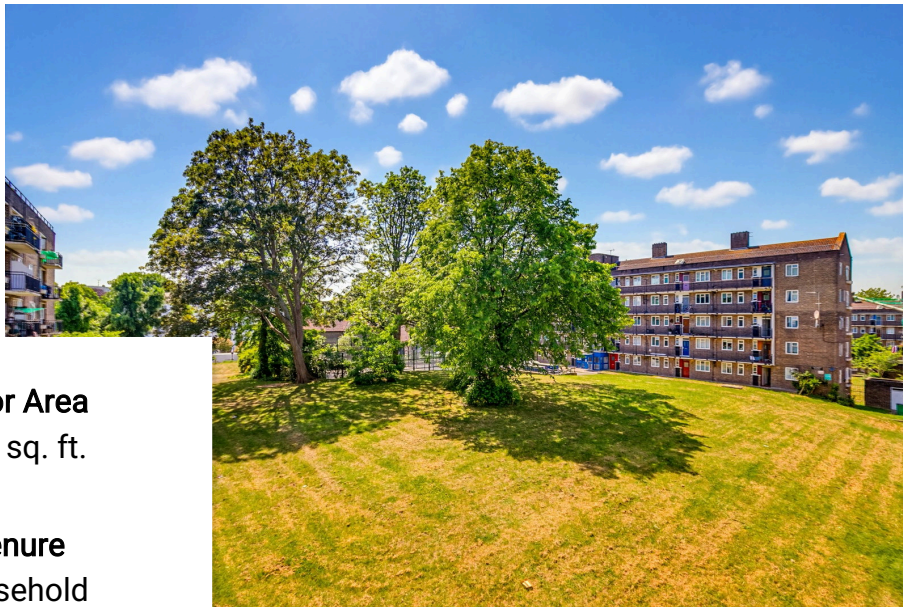


**QUOTE AB0697**

**Guide Price - £500,000 - £500,000**

Offering nearly 900 Sq Ft of living space, this is a well laid out three bedroom maisonette situated within a modern block in the heart of Kilburn. The property arrives to market in good condition, and also offers scope for further improvement; making it ideal for first time buyers or investors alike. Furthermore, the property benefits from a large private balcony, and also offers access to the extensive communal gardens. Kilburn Park Station (Underground) is nearby (0.4 Miles), while Kilburn High Road Station (Overground) is also close by. The many local amenities of Maida Vale, St John's Wood, and South Hampstead are also all located within a mile, while the historic green open spaces of Regent's Park are just over a mile away.





**Floor Area**  
859 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2090 per annum

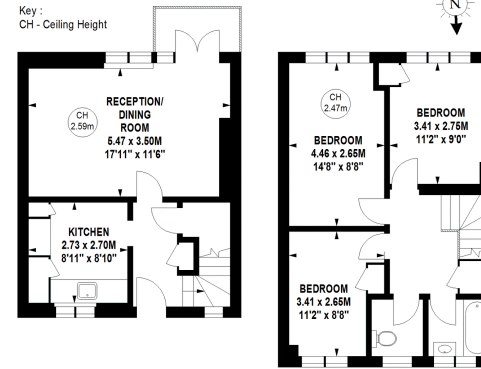
**Ground Rent**  
£10 per annum



**Haliwell House, NW6**

Approximate gross internal area  
79.80 sq m / 859 sq ft

Key :  
CH - Ceiling Height



385 sq ft

**Second Floor**

474 sq ft

**Third Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	