

## Maygrove Road, West Hampstead - Kilburn borders London



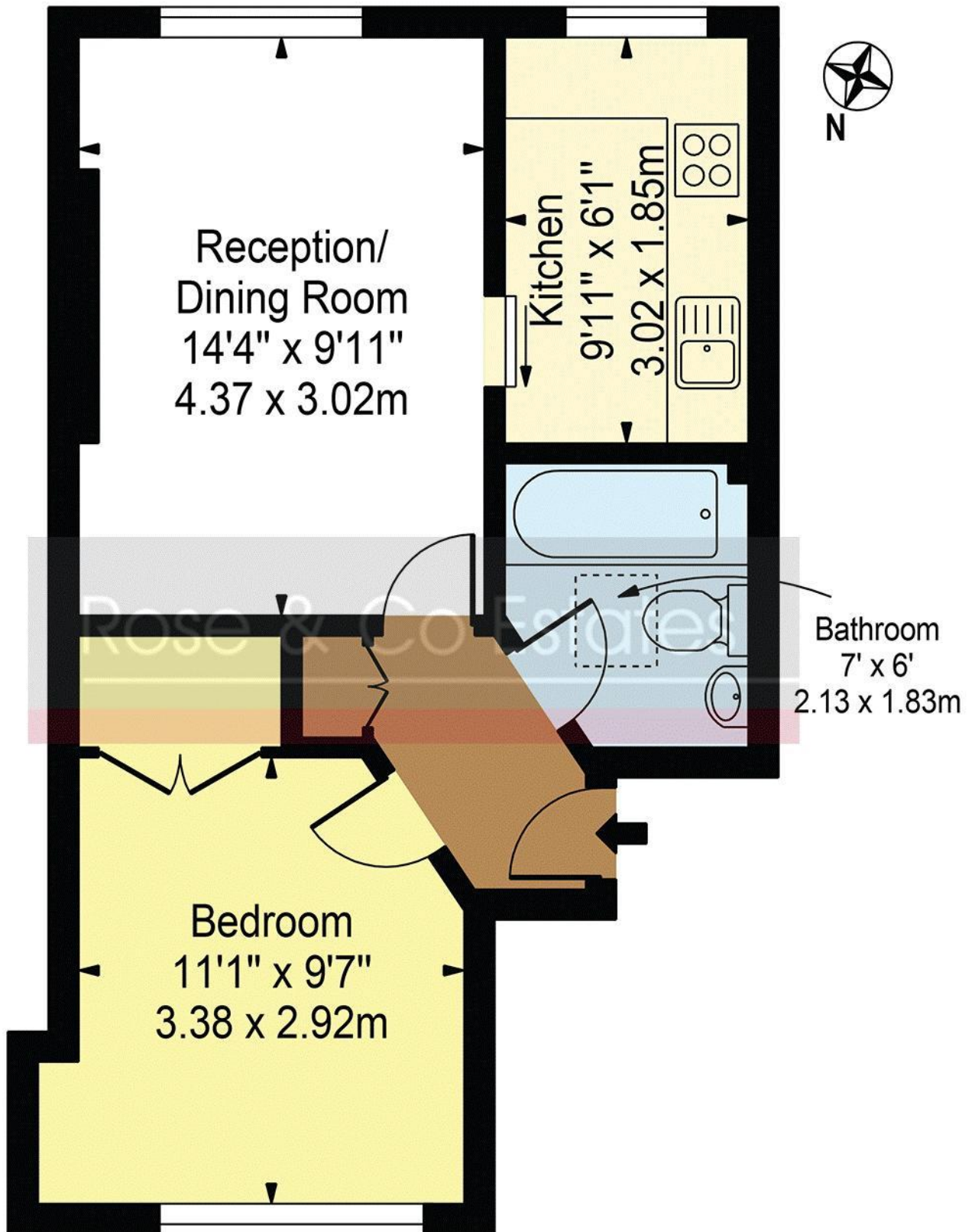
- Top floor, 1 bedroom flat in this terraced house on Maygrove Road
- Moments from shops, cafes and restaurants on West End Lane and Kilburn High Road. As well as the weekly farmers market
- Double bedroom with fitted wardrobes
- Close to Underground, Overground and Thameslink stations offering fast access to Central London
- Good size reception room with rear aspect. Fitted kitchen
- EPC:D. Council Tax C. Lease 125 Years from 25/03/1996



**Asking Price £350,000 Subject to Contract**

# Maygrove Road, NW6

Approx. Gross Internal Area 410 Sq Ft - 38.09 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Energy performance certificate (EPC)

Top Floor Flat  
44 Maygrove Road  
LONDON  
NW6 2EB

Energy rating

D

Valid until 27 February 2029

Certificate number

2438-2062-6222-5801-6920

## Property type

Top-floor flat

## Total floor area

37 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)