



Webheath, Netherwood Street

Kilburn | London | NW6 2JR

£450,000



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A well-proportioned four-bedroom (circa 1076 sq ft) property arranged over three floors in this well located development.

Arranged as a separate kitchen, reception room, family bathroom, 4 bedrooms and a large private rear terrace/patio.

Great location close to numerous transport links and shops.

Vacant and Chain Free

Step-free access

Rear Garden

EPC - D

Leasehold

Circa 1054 sq ft

125 years from 21 May 1990 (90 years)

Service Charge £2213.40 pa

- Step Free
- Private Rear Terrace/Patio
- Chain Free
- Ex Local Authority
- 4 bedroom house
- 3 levels
- Vacant

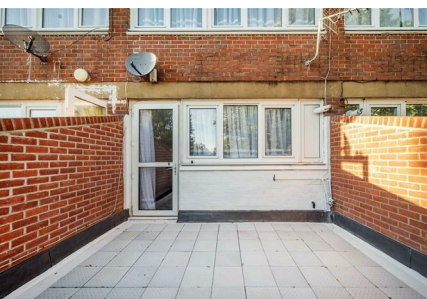


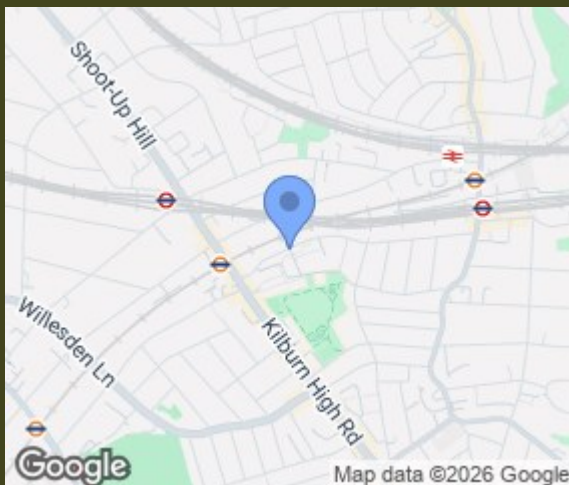
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Great location close to numerous transport links and shops.

Vacant and Chain Free, Step-free access





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Leasehold

Council Tax Band C

EPC Rating D

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Webheath, Netherwood Street, Kilburn, NW6

Total Gross Area: 1076 ft² ... 100.0 m² (excluding patio)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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