



# Webheath, Netherwood Street

Kilburn | London | NW6 2JR

£418,500



# Webheath, Netherwood

Street  
Kilburn | London

NW6 2JR

£418,500

Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £418,500

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

Arranged as a separate kitchen, reception room, family bathroom, 4 bedrooms and rear patio garden.

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
- Rear garden
- Chain Free
- Ex Local Authority
- 4 bedroom house
- 3 levels
- Vacant



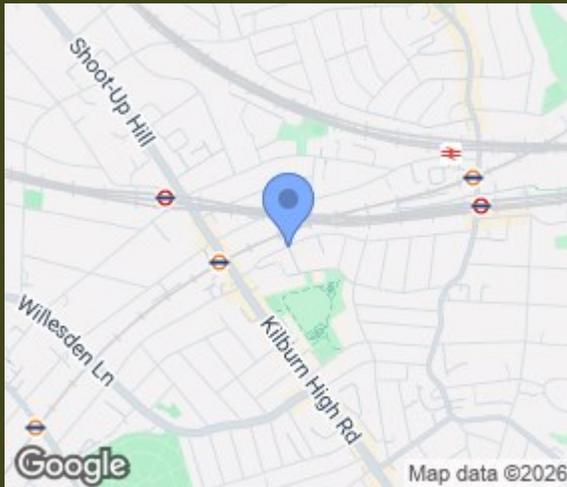
A well-proportioned four-bedroom ( circa 1076 sq ft ) house arranged over three floors in this ideally located development.

Arranged as a separate kitchen, reception room, family bathroom, 4 bedrooms and rear patio garden.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>74</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	

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 ft<sup>2</sup> ... 100.0 m<sup>2</sup> (excluding patio)

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

83 Boundary Road  
St John's Wood  
London  
NW8 0RG  
0207 625 7000

enquiries@greenstonefisher.com  
www.greenstonefisher.com