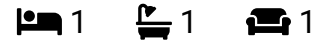


**St. Gabriels Road,**  
£275,000



Situated on the top floor of a period conversion within the sought after Mapesbury Conservation Area, this one bedroom flat on St Gabriel's Road offers an excellent opportunity for buyers looking to add value and create a home to their own taste.

## Key Features

- Top floor period conversion
- Quiet residential road
- Requires updating throughout
- Bright reception room
- Chain free sale
- Located within the Mapesbury Conservation Area
- Between Willesden Green and Kilburn stations
- Excellent potential to add value
- New 125 year lease
- Ideal for first time buyers or investors

Lampards

St. Gabriel's Road, NW10

Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.