



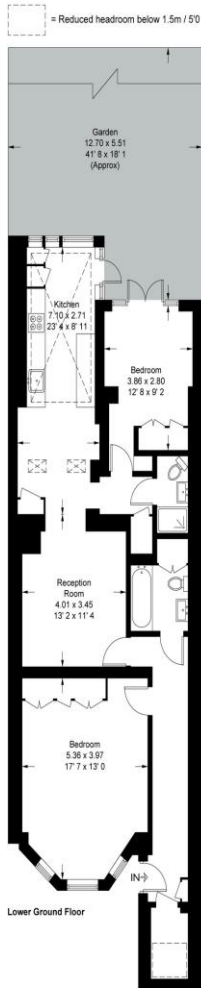
2 Bed Conversion
Maygrove Road
Kilburn NW6

- Spacious Ground Floor Flat
- Large Kitchen
- Private South Facing Garden
- Private Entrance

Auction guide price of £690,000
Leasehold

Maygrove Road

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 11 sq ft / 1 sq m
 Total = 933 sq ft / 86.7 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

A well-presented two double bedroom ground floor apartment with a private south-facing garden, ideally positioned within easy reach of excellent transport links. This attractive property benefits from its own private entrance and features a spacious open-plan reception room with a modern fitted kitchen, offering direct access to a beautifully oriented south-facing garden-perfect for entertaining and outdoor living. The accommodation comprises two generously sized double bedrooms, complemented by wood flooring throughout, creating a warm and contemporary feel.



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