



Chichester Road, NW6

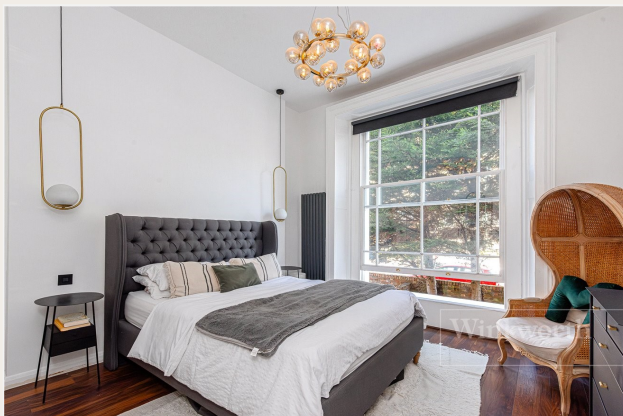
£475,000 *Leasehold*



A bright and airy one double bedroom, raised ground floor flat with high ceilings, shared garden, and located a stones throw from Bakerloo Line station.

KEY FEATURES

- ONE DOUBLE BEDROOM
- HIGH CEILINGS
- SHARED GARDEN
- EXCELLENT CONDITION
- LARGE SASH WINDOWS
- SHORT WALK TO KILBURN PARK STATION (BAKERLOO LINE)



Kensal Rise & Queens Park

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DESCRIPTION

This charming 1 bedroom, raised ground floor flat is presented in excellent order throughout, boasting high ceilings and windows throughout, making for a naturally bright and airy space. The flat has been tastefully modernised and is ready to move into. The comprises of a front facing bedroom with ample storage/cupboard space, a well-appointed reception room with open plan kitchen, overlooking gardens to the rear. The modern kitchen is fitted with high quality integrated appliances, with the bathroom being a sleek three piece tiled suite.

The property further benefits from a shared garden, providing an ideal space for outdoor relaxation and entertaining.

Additionally, the flat is located just a stone's throw from Kilburn Park Station - a stunning Grade II listed building, and multiple bus stops,

ensuring excellent transport links for easy access to the rest of London. The vibrant amenities of Kilburn High Road, Maida Vale and Queens Park are within walking distance offering an array of independent shops, cafes, and restaurants





LOCATION

Chichester Road is situated close to the array of local amenities offered in Queens Park, Maida Vale and Kilburn Park, including their Tube stations, which are merely a short walk away. Paddington Recreation ground is also extremely popular and within close walking distance to the flat. The array of amenities of the surrounding areas provides options to cater for all.

For more information, scan the QR code or visit the link below



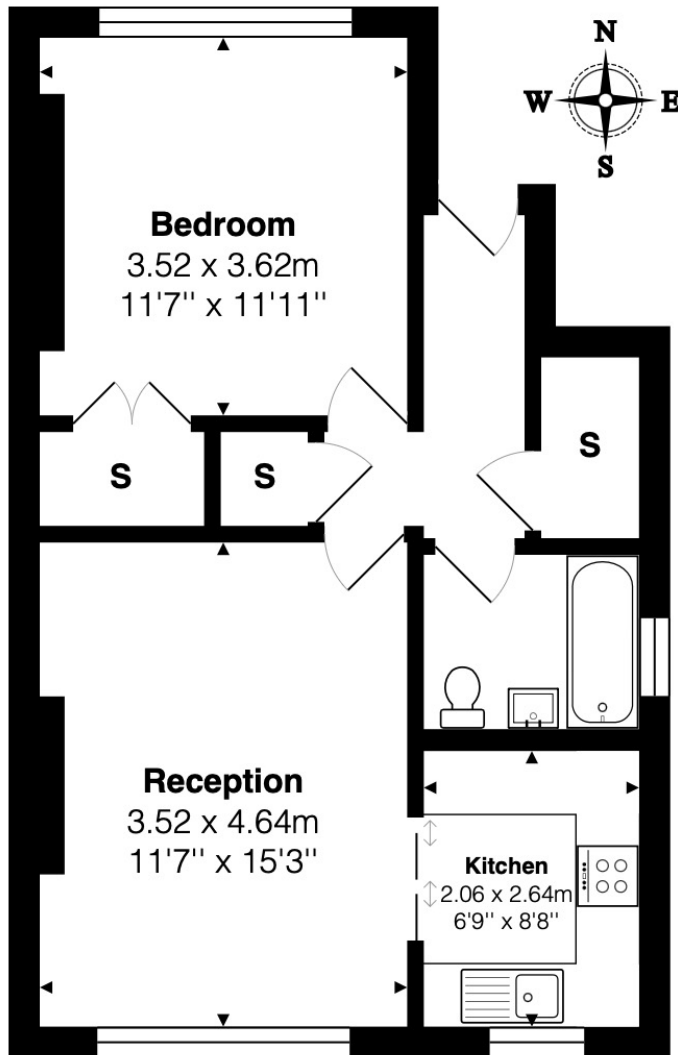
<https://www.winkworth.co.uk/sale/property/KQP250049>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold
Term: 100 year and 0 months
Service Charge: £400 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Upper Ground Floor

Total Area: 49.2 m² ... 530 ft²

All measurements are approximate and for display purposes only

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