



Kilburn High Road | London | NW6

Offers in excess of £475,000 | Leasehold

 1  1  1  B

ADN
RESIDENTIAL

A superb one bedroom apartment arranged on the first floor of this exclusive gated development located next to Kilburn Grange Park. This outstanding apartment has been finished to the highest of standards and comprises, spacious open plan kitchen/reception room with access onto a private terrace with far reaching views of the park, principal bedroom suite with dressing area, a second private roof terrace and a family bathroom. Additional benefits include wooden flooring, double glazed windows and an abundance of natural light. The Arbor Collection is ideally located 0.4m from West Hampstead & Kilburn underground stations and West Hampstead Thameslink as well as the local amenities that Queens Park, West Hampstead and Kilburn have to offer.

Tenure - Leasehold - 247 Years Remaining
Service Charge: £1,700 Per Annum
Ground Rent: £250 Per Annum

- High Specification
- Open Plan Kitchen/Reception Room
- Bathroom
- Lift
- One Bedroom
- 2 Terraces
- Bike Storage
- Gated

Council Tax Band: C
EPC: B

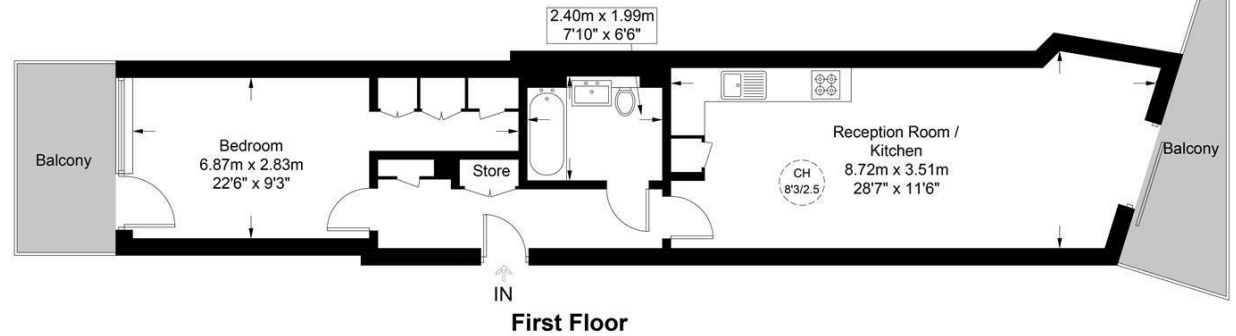
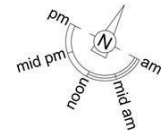






The Arbor Collection, NW6

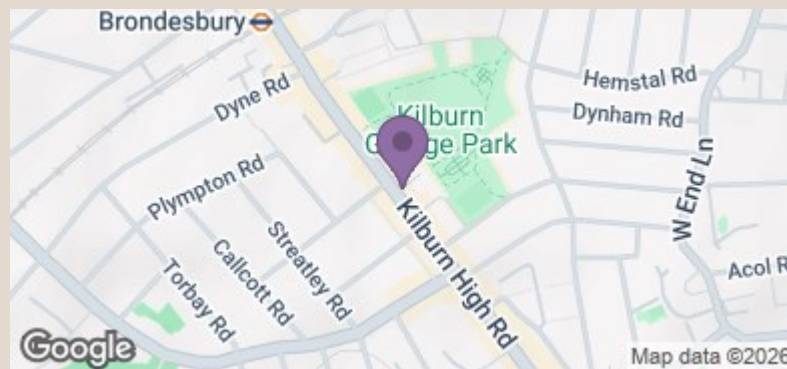
Approximate Gross Internal Area = 598 sq ft / 55.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**



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

info@adnresidential.co.uk | 020 7407 5155