



Cambridge Avenue, Kilburn Park, NW6

Price Reduced to: £450,000

 Benham
& Reeves

Cambridge Avenue, Kilburn Park, NW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and spacious contemporary one bedroom apartment built in 2015 and situated in Harlequin Mansions, situated moments from the shops and restaurants of Kilburn and Maida Vale.

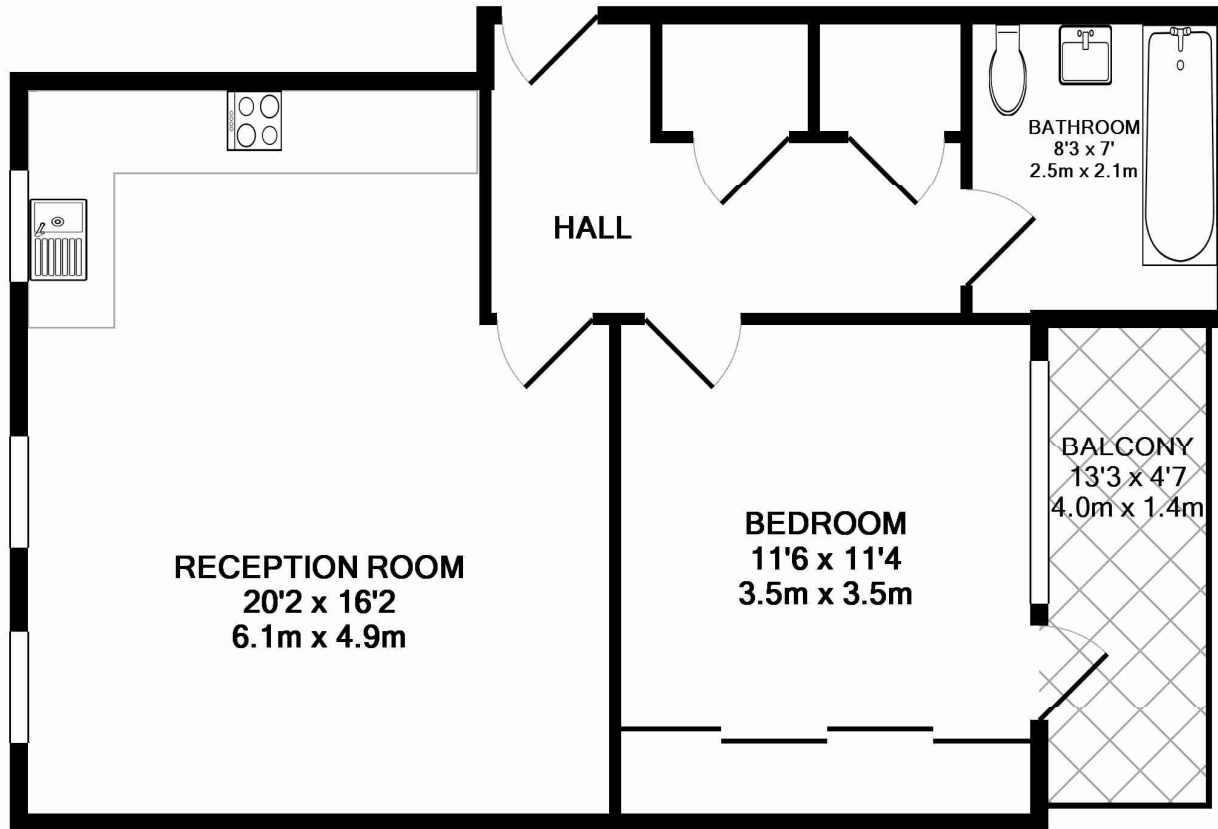
Set on the ground floor, the apartment has been neutrally decorated throughout and spans a sizeable 625 sq ft. The living area comprises a light and bright open plan reception with dining space and floor-to-ceiling windows leading out to a private terrace. There is a fully fitted kitchen with appliances, good size bedroom with terrace access and a modern bathroom.

The local area of Kilburn has an abundance of independent and high street shops; European, Turkish, Brazilian, English, and American restaurants, and a selection of local cafes. Maida Vale is also nearby and has more shops, restaurants and cafes to explore. The property is situated nearby Kilburn Park (Bakerloo Line) Underground station, which has quick services into central London. Kilburn High Road Overground station is also nearby.

Property Features:

- 1 Bedroom
- 1 Bathroom
- Reception Room
- Open-plan Kitchen
- South-west facing Balcony
- Close to Kilburn Park Underground
- Close to Kilburn High Road Overground





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

00191-81CA.HM.NW6 - GROUND FLOOR
TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015



Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced £450,000
to:

Tenure: Leasehold
 Expires 27/06/3011
 Approximately 988 Years Remaining

Ground Rent: £349.92 (per annum)
 2022

Service Charge: £3,011.52 (per annum)
 2022

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM220185

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London

Canary Wharf
City
Colindale
Dartmouth Park
Ealing
Fulham
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

