



Jubilee Heights, Kilburn, NW2 3UQ

Must be seen £475,950 | 2 Bed | 2 Bath | 1 Reception

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LH+ShareFH

- 2 Bed | 2 Bath
- Gated Development
- Lift Service | CCTV
- Swimming Pool | Gym
- Calling First Time Buyers
- EPC Rating B
- First Floor Flat
- Entryphone | Concierge
- Secure Parking
- Opposite Kilburn Station
- Chain-Free
- Council Tax: F

Spacious 2 Bedroom, 2 Bathroom 1st Floor Flat in the sought-after gated development 'Jubilee Heights', featuring Concierge, Lift, Residents Parking, Gym, Pool, and a Roof Terrace with panoramic City views.

The flat includes a bright lounge, fully fitted eat-in kitchen with appliances (washer, dishwasher, gas hob, oven), 2 double bedrooms (one en-suite with built-in wardrobes), and 2 modern tiled bathrooms with showers. Benefits include wooden floors, gas central heating, and double glazing.

Jubilee Heights offers 24-hour CCTV, on-site porter, secure parking, and access to a Health Spa with heated pool, gym, and changing facilities.

Close to excellent transport links via Kilburn (Jubilee Line) and Brondesbury (Overground), with easy access to Oxford Street, The O2 Centre, Westfield, and Brent Cross.

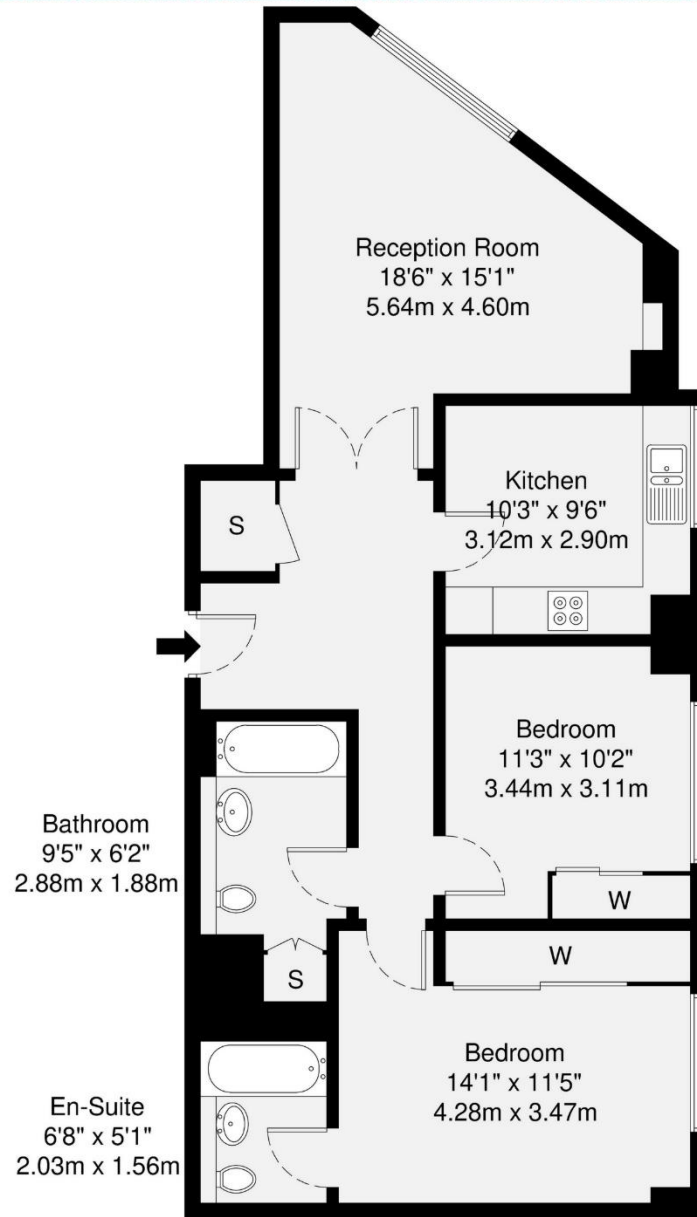
Service Charge/Ground Rent: Approx £4,000 per annum

Tenure: Leasehold + Shared Freehold

Length of Lease: 971 Years Remaining







GROSS INTERNAL AREA (GIA)
The footprint of the property
78.8 sq m / 848 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.5 sq m / 48 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

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