



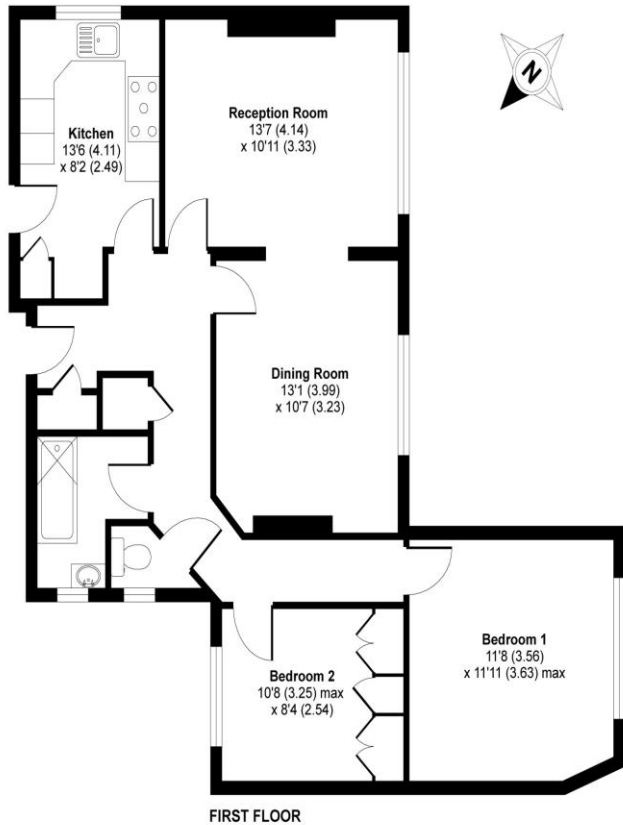
2 Bed Mansion Flat
Shoot Up Hill
London NW2

- Communal garden
- Immaculate condition
- Completely rear facing
- Hardwood flooring

Asking price of £500,000
Leasehold

Princes Court, Shoot Up Hill, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT 77.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(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

An IMMACULATE REAR FACING TWO-DOUBLE BEDROOM first floor apartment set within this well-maintained Art Deco styled low rise mansion block. With views overlooking the communal gardens this elegant home features a recently fitted modern kitchen and is located within a safe short walk of Kilburn Underground and Brondesbury Overground stations. NB. VIEWINGS FRIDAY AND SATURDAY ONLY.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.