



4 Bed Town House
Mutrix Road
London NW6

- Town House
- Two bathrooms
- Four bedrooms
- West facing balcony

Asking price of £800,000
Freehold

Mutrix Road, NW6



Approx Gross Internal Area 1206 sq ft - 112.04 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. www.tomekphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

A modern three-story townhouse offering a spacious and contemporary living experience. This home features four well-proportioned bedrooms and two stylish bathrooms, making it perfect for families or shared living. There is a large kitchen dining area and a private patio garden, ideal for outdoor dining and relaxation. Additional amenities include off-street parking for one car.

Situated in a prime location, the property is just moments from the vibrant West End Lane in West Hampstead and the bustling Kilburn High Road, both offering a range of shops, cafes, and restaurants. Excellent transport links include a short walk to Kilburn train station and Kilburn Park station.

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.