

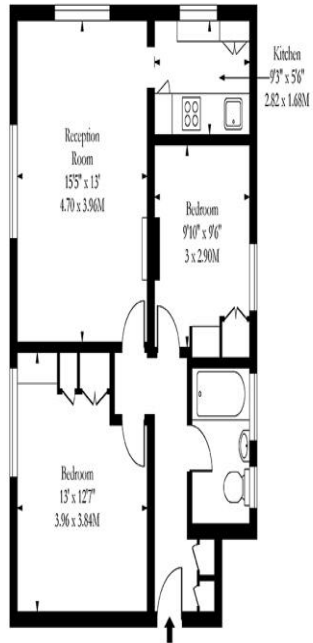


2 Bed Purpose Built
Shoot Up Hill
London NW2

- Spacious apartment
- Single garage
- Lift
- Off street parking

Asking price of £455,000
Leasehold

Wiltren Court, NW2



Second Floor

Approx Gross Internal Area 648 Sq Ft - 60.20 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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(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 TWO-DOUBLE BEDROOM apartment located on the second floor of well-maintained low-rise purpose-built block within moments of Kilburn Jubilee Line station (zone 2). Overlooking the communal rear gardens this bright west facing home features a huge reception room separate kitchen modern bathroom and great storage space.

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.