



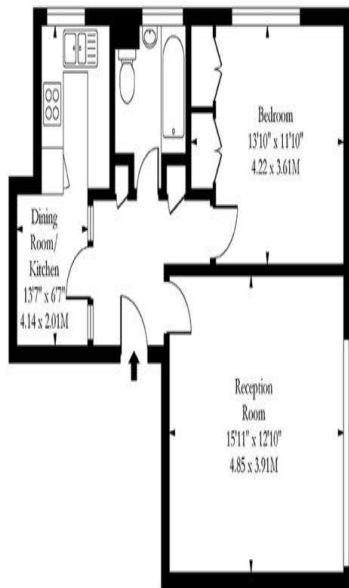
1 Bedroom Flat
Willesden Lane
London NW6

- Spacious apartment
- Top floor
- Chain free
- Garage

Asking price of £375,000
Long Lease



Sherwood Court, NW6



Second Floor

Approx Gross Internal Area 552 Sq Ft - 51.28 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		
(69-80) C		78
(55-68) D	61	
(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	

Located in a well-maintained, low-rise, three-story purpose-built block, this bright and spacious one-bedroom apartment offers comfortable living in a highly convenient location.

Situated on the second (top) floor, the property features a large reception room, perfect for relaxing or entertaining. The separate modern fitted kitchen is well-appointed, while the modern white bathroom adds a stylish touch. A rare advantage of this property is the inclusion of a double garage, providing valuable parking and storage space. Ideally positioned just a short walk from Kilburn Jubilee Line Station and Queens Park, this home offers excellent transport links and easy access to local amenities.

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.