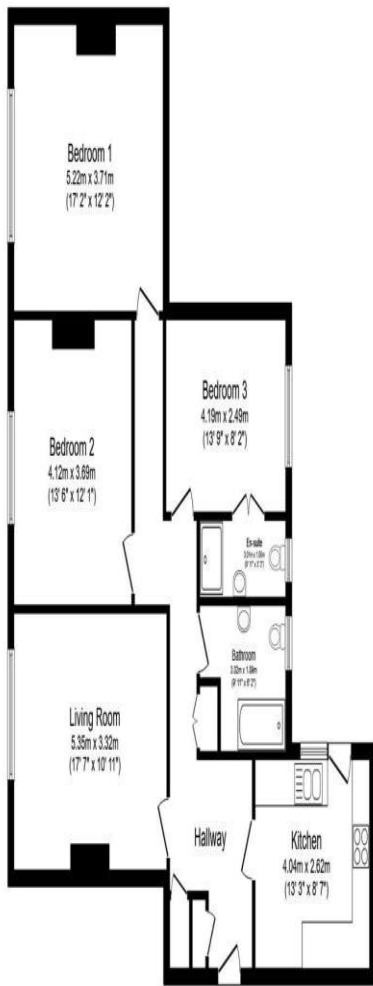




3 Bed Mansion Flat
Shoot Up Hill
London NW2

- Second floor
- Communal Gardens
- Mansion block
- Lift

Offers in excess of £575,000
Leasehold



Second Floor

Total floor area 100.6 sq.m. (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Please contact www.localagent.com



This beautifully refurbished second-floor mansion flat offers stylish and modern living with high-quality finishes throughout. Featuring elegant bamboo hardwood flooring, a sleek contemporary kitchen equipped with Miele appliances, and newly installed double-glazed windows, this home is designed for both comfort and efficiency. The layout includes a spacious family bathroom, an en-suite shower room for bedroom three, and a convenient utility cupboard with a washing machine and tumble dryer. Residents also benefit from access to west-facing communal gardens and lift service to all floors. Ideally located just a short walk from Kilburn Jubilee Line station, this chain-free property is a fantastic opportunity.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	83
(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	

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.