

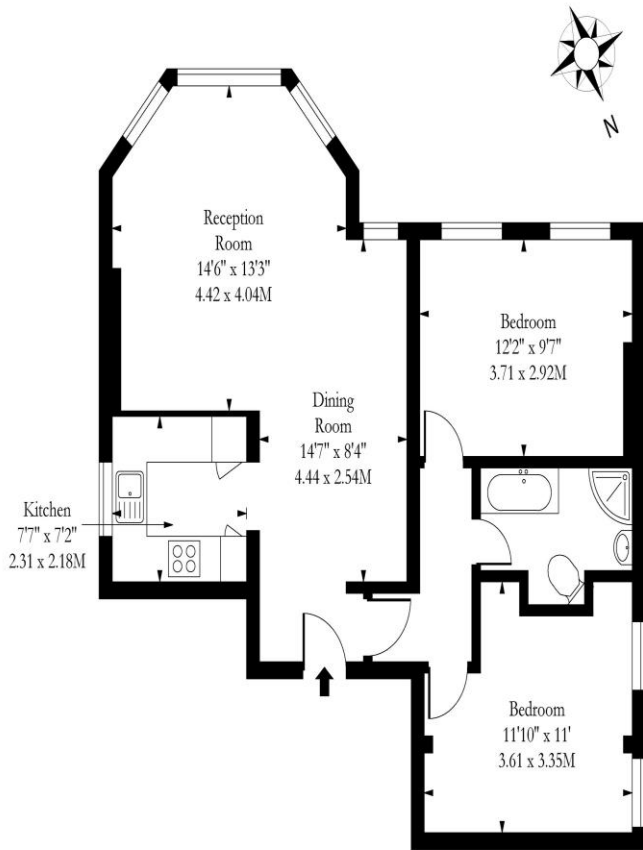


2 Bedroom Apartment
Teignmouth Road
London NW2

- Beautiful Conservation Area
- Moments from tube
- Large South Facing Reception
- High Ceilings

Asking price of £525,000
OIEO Leasehold

Teingmouth Road NW2



First Floor

Approx Gross Internal Area 686 Sq Ft - 63.73 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.tomelphotography.co.uk



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

Set on a beautiful, wide, tree-lined residential street in the sought-after Mapesbury Conservation Area, this bright and spacious first-floor flat is part of an elegant detached period property conversion. The home features two generous double bedrooms and a large, sun-filled reception room with a stunning south-facing bay window-perfect for relaxing or entertaining. The recently fitted shaker-style kitchen combines classic charm with modern convenience, offering ample space for cooking and dining. Additional benefits include off-street parking and a prime location just a short stroll from Kilburn Station on the Jubilee Line, offering swift access to central London. A perfect blend of period character and contemporary living in a peaceful yet connected location.

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.