

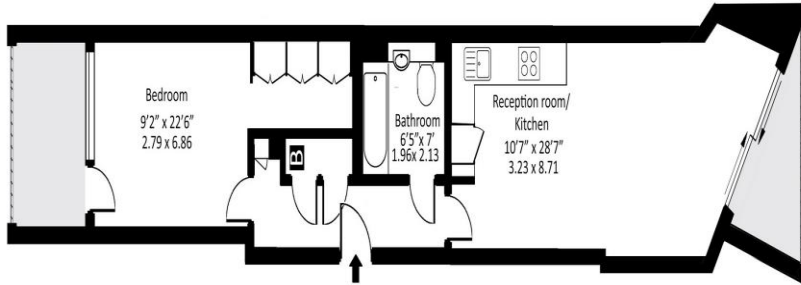


1 Bedroom Apartment
Kilburn High Road
London NW6

- High Specification
- Kitchen/Reception Room
- One Double Bedroom
- Two Terraces

Auction Guide Price of £430,000
Long Lease

Kilburn High Road, NW6



First floor

Approx gross internal area : 582.3 sq ft - 54.1 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(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	

A superb one-bedroom apartment set within The Arbor Collection - an exclusive gated development nestled beside the open green expanse of Kilburn Grange Park. Positioned on the first floor and finished to the highest of standards, this beautifully designed home offers a refined blend of luxury, comfort, and convenience. The apartment features a spacious open-plan kitchen and reception area, filled with natural light and opening onto a generous private terrace with far-reaching park views - perfect for entertaining or relaxing in tranquility. The principal bedroom benefits from a dedicated dressing area, a second private roof terrace, and a sleek, contemporary family bathroom. Further highlights include stylish wooden flooring throughout, double-glazed windows, and excellent storage. The building also offers secure bike storage, lift access, and a gated entrance for added privacy and peace of mind. Ideally located just 0.4 miles from West Hampstead and Kilburn Underground stations and West Hampstead Thameslink, the property is moments from the vibrant mix of shops, cafés, and restaurants in Queen's Park, Kilburn, and West Hampstead. A rare opportunity to enjoy modern luxury living in a beautifully landscaped, park-side setting.

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.