



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

SHOOT UP HILL KILBURN



OIEO **£600,000 FOR SALE**

REF: 2853634

2 Bed, Purpose Built Apartment, Communal Garden & Shared Terrace, Off Street Parking

Two Bathrooms (One En-suite) - Secure Gated Car Park - Surrounded By Local Amenities - Two Double Bedrooms - Communal Garden - Gym, Sauna & Steam Room

A spacious two bedroom, two bathroom apartment, benefiting from a shared roof terrace, large communal garden, lifts, secure gated parking with CCTV, plus a residents' gym, sauna and steam room! Just across the road from Kilburn tube station (Jubilee). This conveniently located, 839 sq ft property boasts; a large reception / dining room with wood flooring, a separate fully-fitted kitchen, two bright and airy double bedrooms, the main one including a superb ensuite shower room and a spacious bu... **continued below**

Train/Tube - Kilburn High Road, Kilburn

Local Authority/Council Tax - Brent

Tenure - Leasehold

ludlowthompson



SHOOT UP HILL KILBURN



Reception



Reception



Reception



Kitchen



Kitchen



Main Bedroom



SHOOT UP HILL KILBURN



Main Bedroom



Ensuite



Bedroom 2



Bedroom 2



Terrace



Terrace View



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Exterior



Communal Grounds



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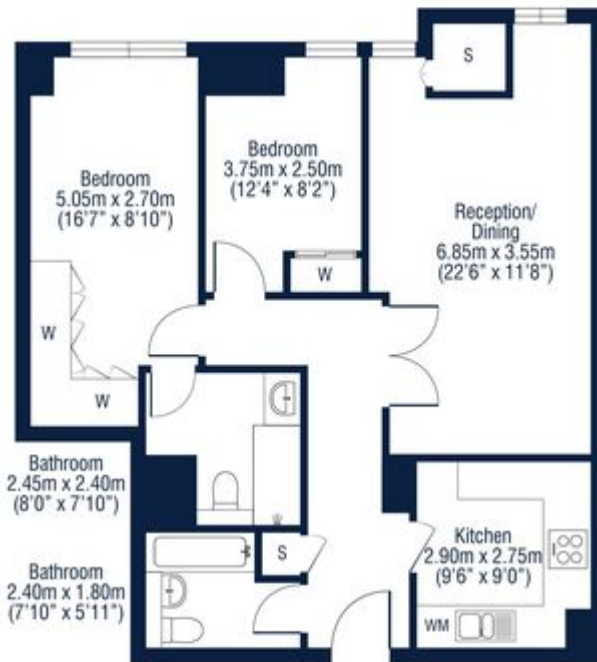
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Jubilee Heights, Shoot Up Hill, NW2

Approx. Gross Internal Area = 78.0sqm / 839.5sqft



Fourth Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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This conveniently located, 839 sq ft property boasts; a large reception / dining room with wood flooring, a separate fully-fitted kitchen, two bright and airy double bedrooms, the main one including a superb ensuite shower room and a spacious built-in wardrobe, a family bathroom, in addition to built-in storage spaces. It enjoys gorgeous outdoor and recreational communal spaces!

Perfectly located for the nearby transport links and amenities, just a short walk from the tubes and West Hampstead BR station (Thameslink), making commute to Central London very easy. Within a 1 mile radius is a number of local schools, green spaces and amenities. Kilburn High Road is a minute away, offering restaurants, pubs, supermarkets and shops.

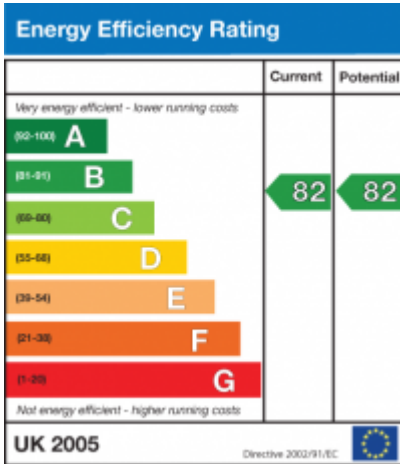
Tenure Details

Tenure - Leasehold

Lease Length - years



SHOOT UP HILL KILBURN

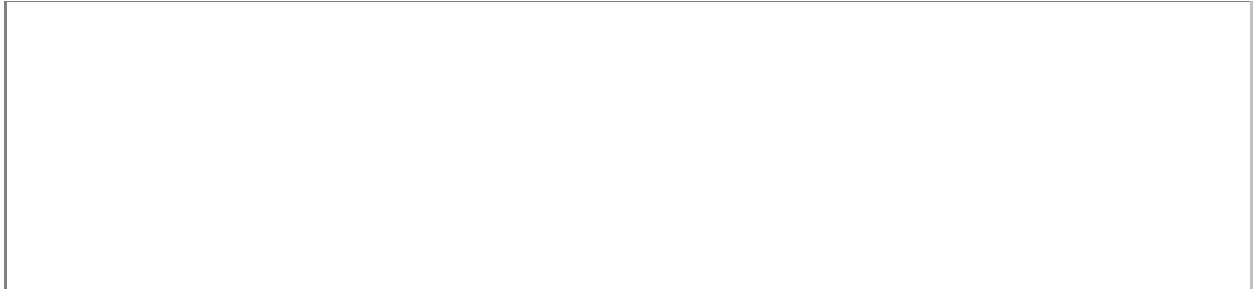




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CALL 020 7704 5788

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 2853634

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.