



Hansel Road, Kilburn
London, NW6



Beyond your expectations

A Stunning Duplex 2 Bedroom Apartment with 40ft terrace. EPC: B

Hamptons International

99 St John's Wood Terrace, St John's Wood, London,

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2 Bedroom Duplex Penthouse | 2 Bathrooms | Modern and Contemporary Finish | Spacious Roof Terrace | Underfloor Heating | Lift | Close to Paddington Recreation Ground | Superb Transport Links | Within 1m of Little Venice | Off Street Parking | Long Lease

Asking Price £750,000 Leasehold

Description

A stunning and contemporary 2 bedroom, 2 bathroom duplex penthouse apartment arranged over the fourth and fifth floor of this recently constructed purpose built block in the Bourne Place Development in Kilburn Park, close to Maida Vale and the wonderful boutiques and shops of Little Venice.

Outside

As well as benefiting from an extensive private roof terrace, the greens of Paddington Recreation Ground are located within 0.1m of the property.

Location

The property is within 0.4m of Maida Vale Underground (Bakerloo Line), whilst Kilburn Park (Jubilee Line) is within 0.2m radius and offers a 30 minute commute to Canary Wharf.

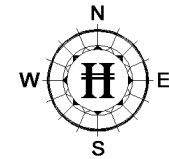
Additional Information

The property benefits from lift access to all floors and has Underfloor Heating. Off street parking is also available to rent for a nominal fee.



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	

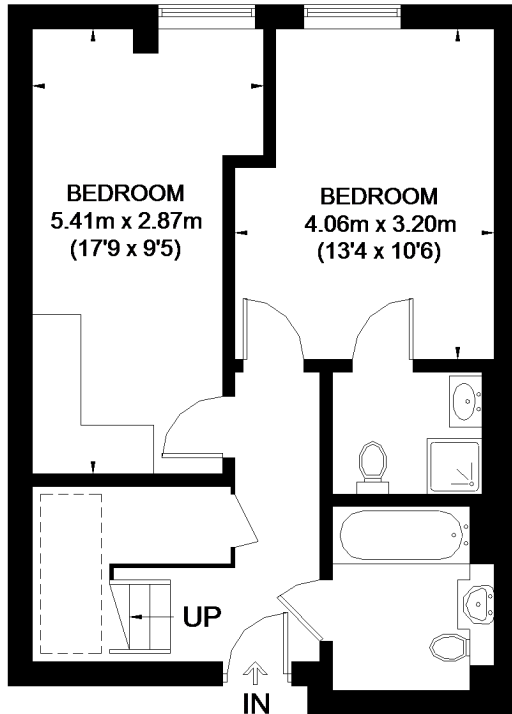
CHASE HOUSE



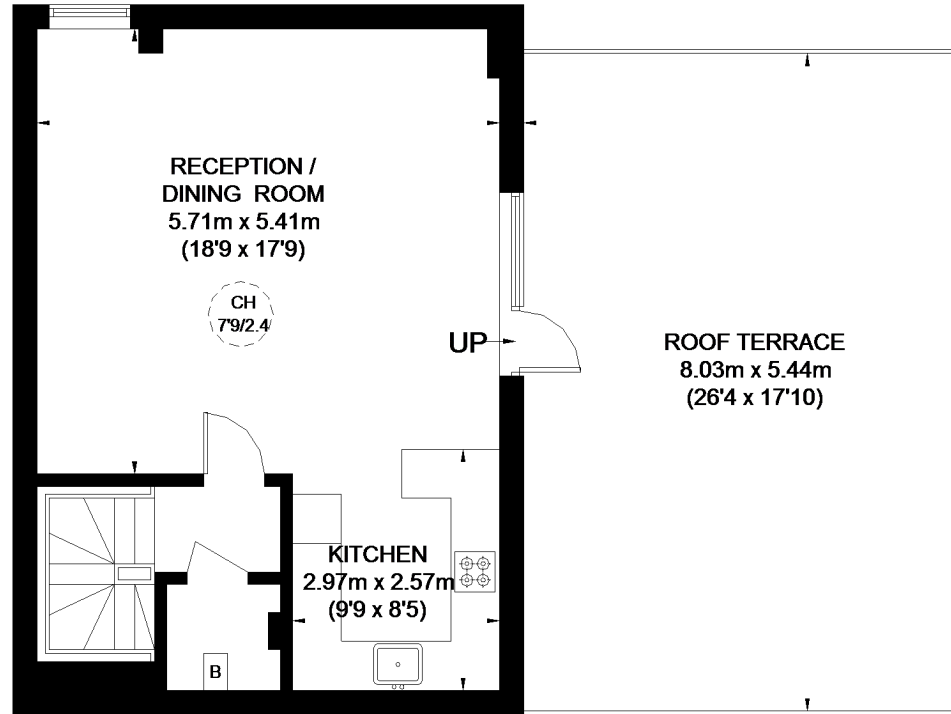
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
FOURTH FLOOR = 465 SQ. FT. (43.2 SQ. M.)
FIFTH FLOOR = 501 SQ. FT. (46.5 SQ. M.)
REDUCED HEADROOM
19 SQ. FT. (1.8 SQ. M.)
TOTAL = 985 SQ. FT. (91.5 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID253609)



FOURTH FLOOR



FIFTH FLOOR

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

