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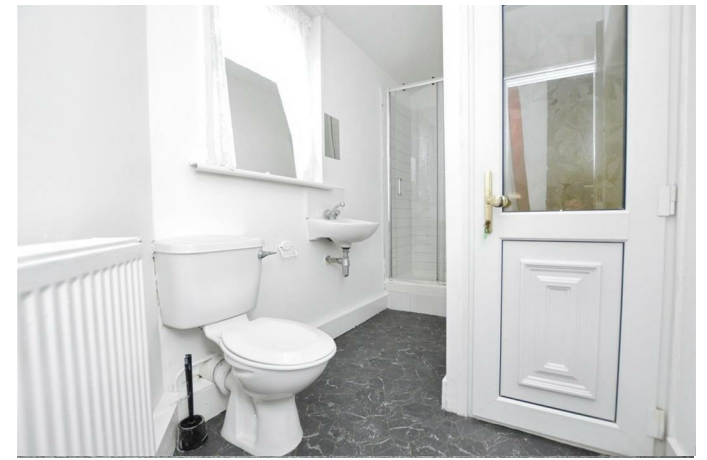
HERE TO GET *you* THERE

Kildare Road, London | Guide Price £300,000 - £325,000

Leasehold

Call us today on 0207 474 2345





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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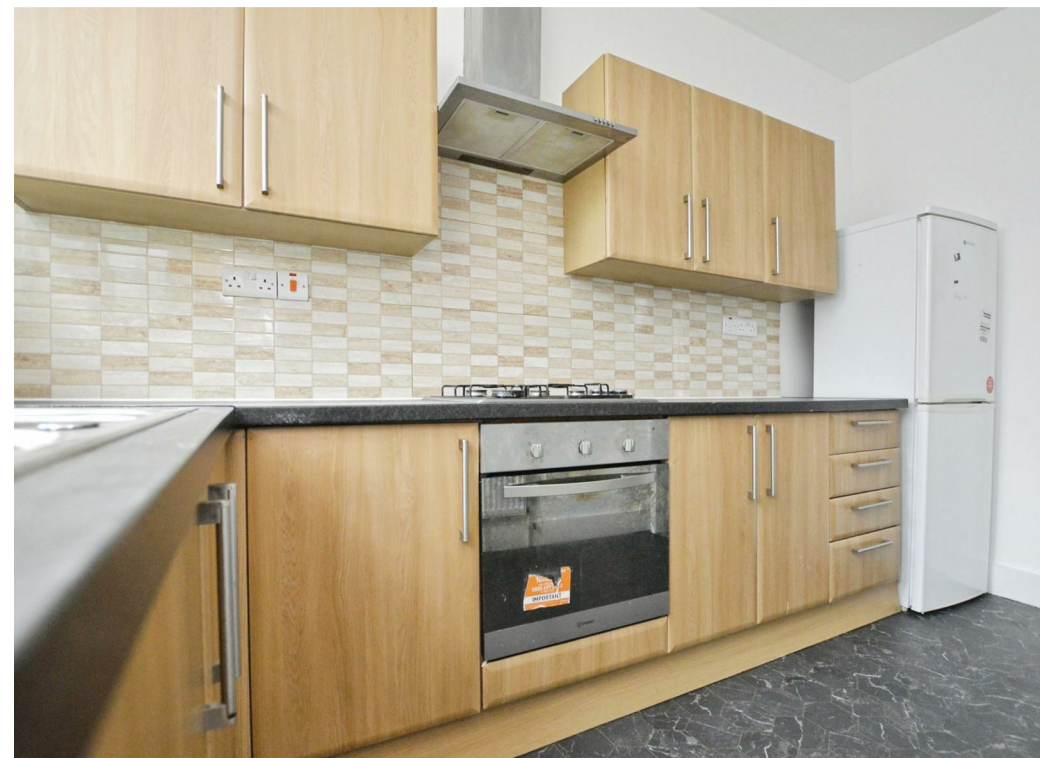
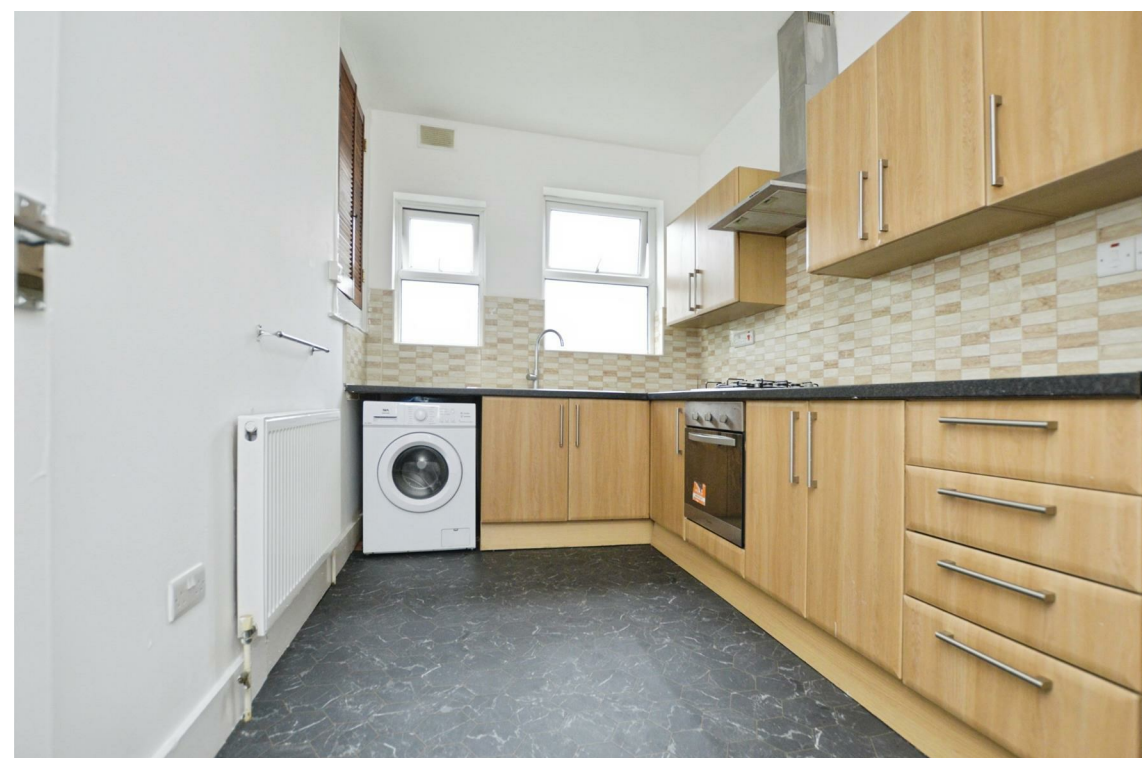
**Welcome to this charming first-floor maisonette located on Kildare Road in London.**

**This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests. With three bedrooms, there is ample room for a family or for those who desire extra space for a home office or guest room.**

**The maisonette includes a modern shower room, thoughtfully designed to provide both comfort and convenience.**

**This maisonette offers easy access to local amenities, parks, and excellent transport links, ensuring that you are well-connected to the rest of the city. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy comfortable living in a sought-after location.**

**Do not miss the chance to make this lovely maisonette your new home.**





Reception Room

12'10" x 10'8"

This reception room features a large bay window that fills the space with natural light. The room is finished with clean white walls and a dark carpet, complemented by a striking black fireplace with a reflective mirror above, creating a warm and inviting atmosphere.

Kitchen

12'5" x 7'2"

This kitchen is fitted with light wood cabinets and dark countertops, offering plenty of storage and work surface. Appliances including a built-in oven with a gas hob and a washing machine are neatly integrated. The kitchen benefits from two windows providing ample daylight, enhancing the bright and clean feel of the space.

Shower Room

This shower room is practical and well-lit with a window to one side. It features a walk-in shower, a toilet, and a wall-mounted basin. The floor is covered with a dark patterned vinyl, complementing the clean white walls and providing a fresh, functional space.

Door to stairs leading down to garden.

Bedroom One

13'7" x 11'6"

The main bedroom is generously sized, featuring a large bay window that brightens the room. The walls are painted white, and the floor is covered in a dark carpet, creating a calm and restful environment ready for personal touches.

Bedroom Two

10'6" x 8'4"

Bedroom 2 presents a comfortable space with a bright window and white walls. The dark carpeting adds warmth and the room offers a peaceful setting for rest or study.

Bedroom Three

7'3" x 5'11"

A smaller bedroom or study, this room is cosy with a window allowing natural light. The white walls and dark carpet create a simple and clean space, ideal for a single bedroom or home office.

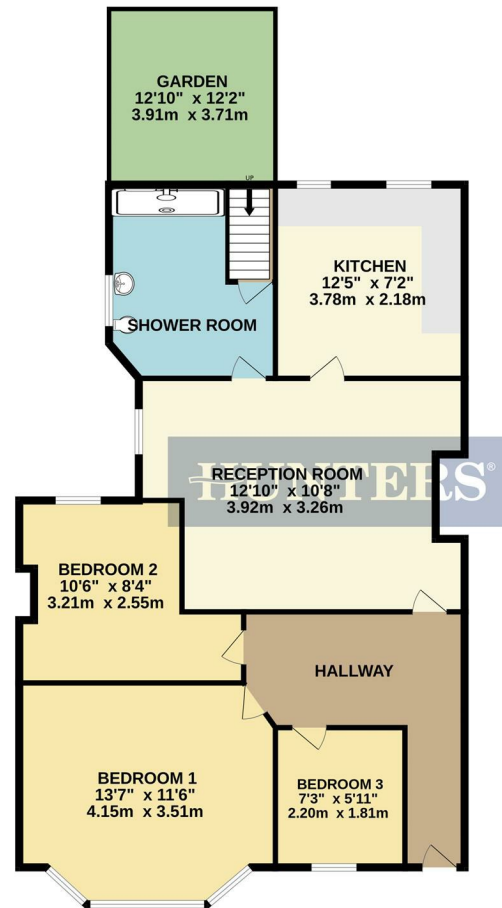
Garden

12'10" x 12'2"

The garden offers a private outdoor space, bordered by fencing and featuring mature greenery. It provides a tranquil area for gardening or relaxing in a natural setting.



FIRST FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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