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# Espalier Gardens, Kilburn, W.Hampstead Borders, London, NW6 Asking Price £475,000



Bringing to the market this exceptional one bedroom apartment set on the second floor of a modern development with lift access, spanning over 566 square foot of living space.

The property has been finished to the highest standard and consists of a spacious reception room and modern kitchen with fitted appliances. This home also features wooden floors throughout with under-floor heating, and a South West facing balcony which is accessed from the reception and bedroom.

Espalier Gardens is a quiet residential development located within easy reach of a plethora of shops, bars and restaurants of West Hampstead, Kilburn High Road, and Queen's Park. Local transport links include West Hampstead (Jubilee Line / London overground) and Brondesbury Station (London overground)'.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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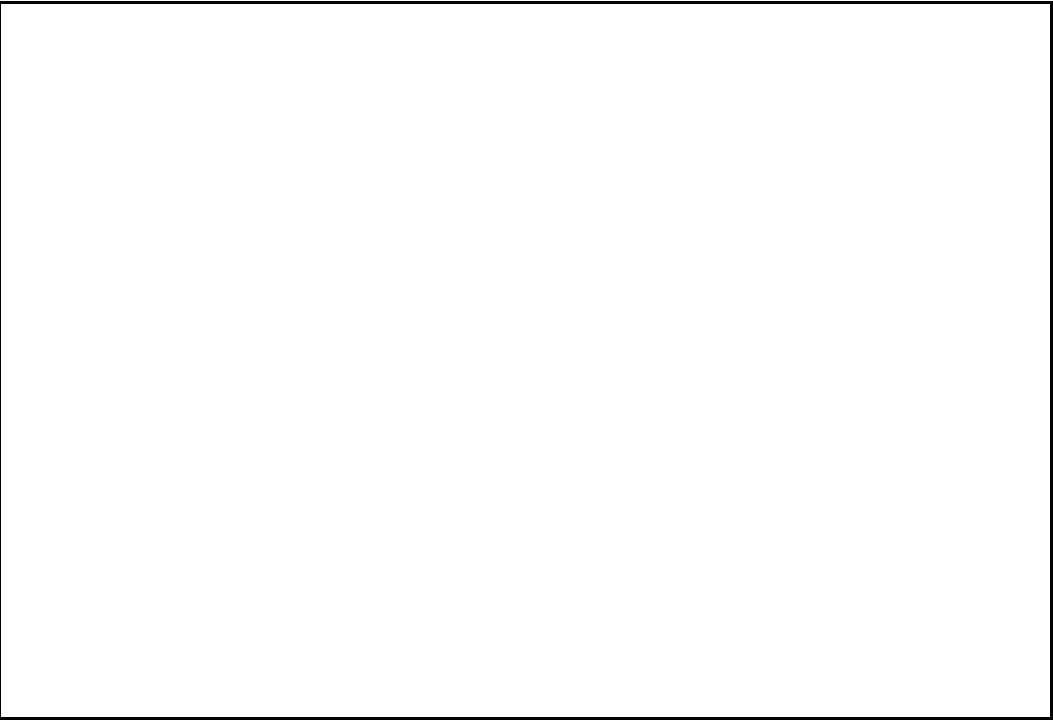
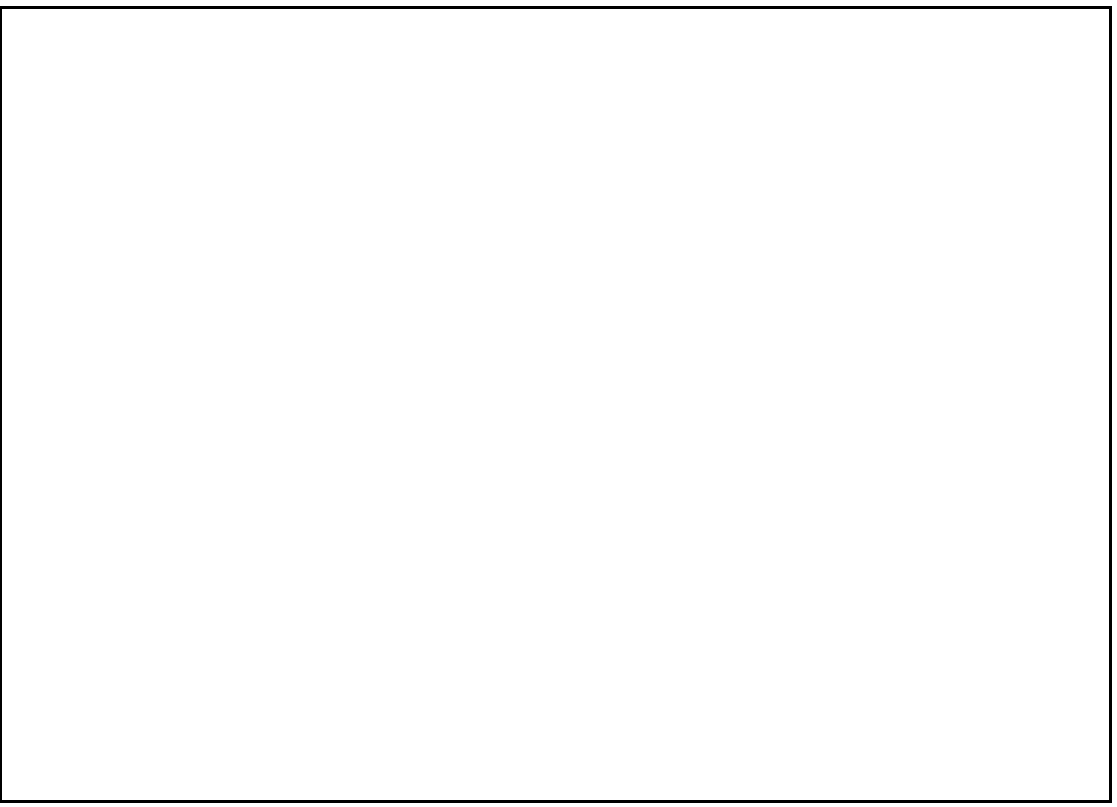




## KEY FEATURES

- Large One Bedroom Second Floor Apartment
- Bright South-facing private balcony
  - Long lease attached
- Over 566 sq.ft. of internal living space
  - Beautifully well-maintained home
    - Underfloor heating throughout
  - Built in appliances and ample storage
- Close proximity to local high street and multiple transport links



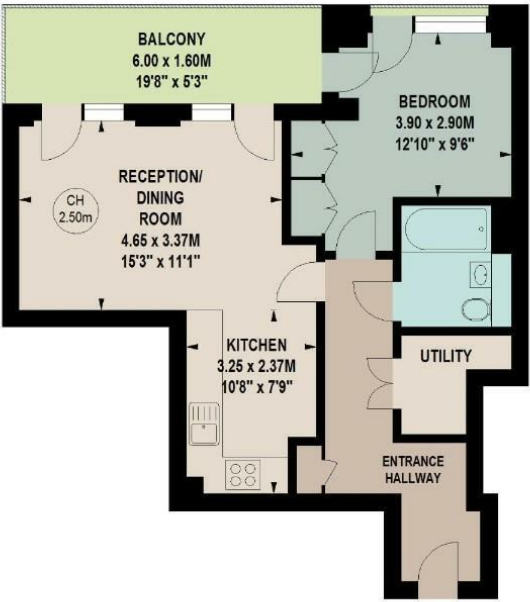




Espalier Gardens, NW6

Approximate gross internal area  
52.58 sq m /566 sq ft

Key:  
CH - Ceiling Height



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>85</b>	<b>85</b>				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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