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Espalier Gardens, Kilburn Grange, London, NW6

Asking Price £415,000

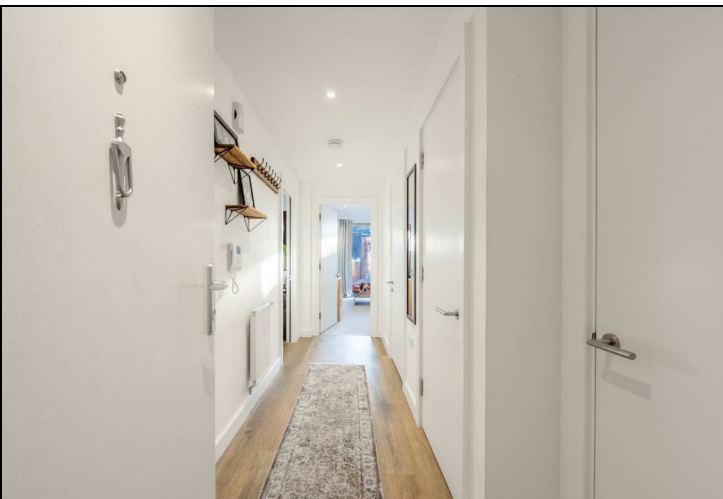


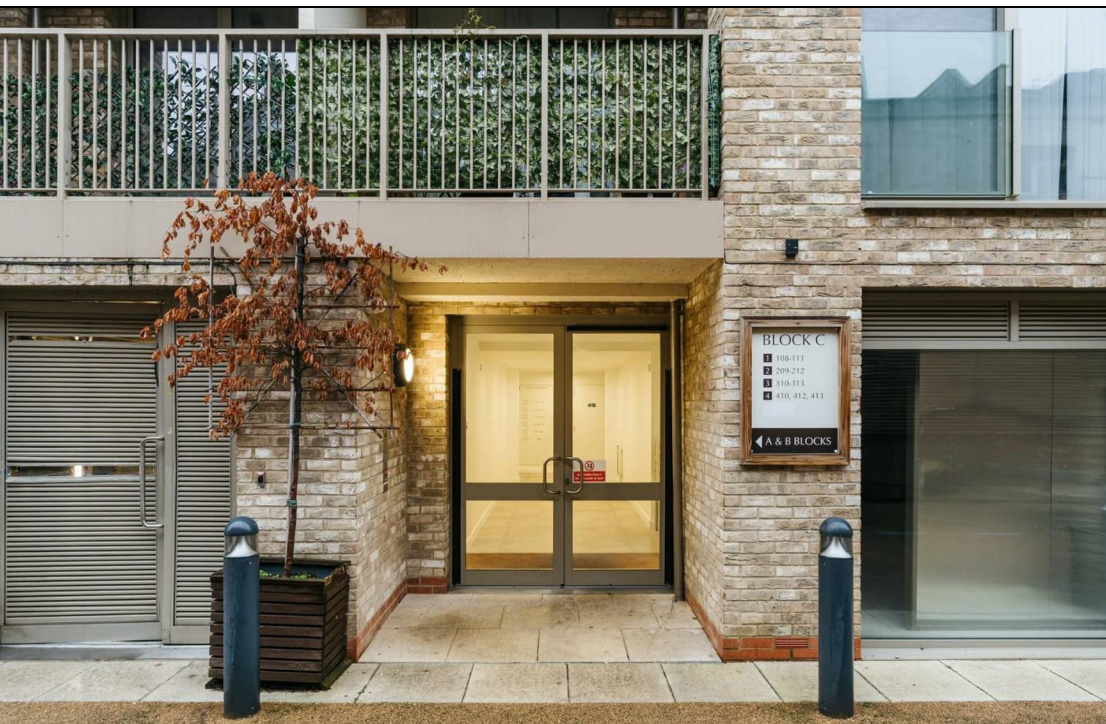
A One-bedroom, contemporary apartment situated on the second floor of this sought-after gated development. Espalier Gardens benefits from a concierge service and is superbly located close to a wide range of local amenities. The property is just 0.2 miles from Brondesbury Station, 0.4 miles from Kilburn Station and 0.6 miles from West Hampstead Station, West Hampstead Overground Station and West Hampstead Thameslink Station, providing excellent transport links across London and beyond. The apartment is flooded with natural light and offers generous proportions throughout, along with ample storage. It caters to a variety of buyers, from first-time professionals to families alike.

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

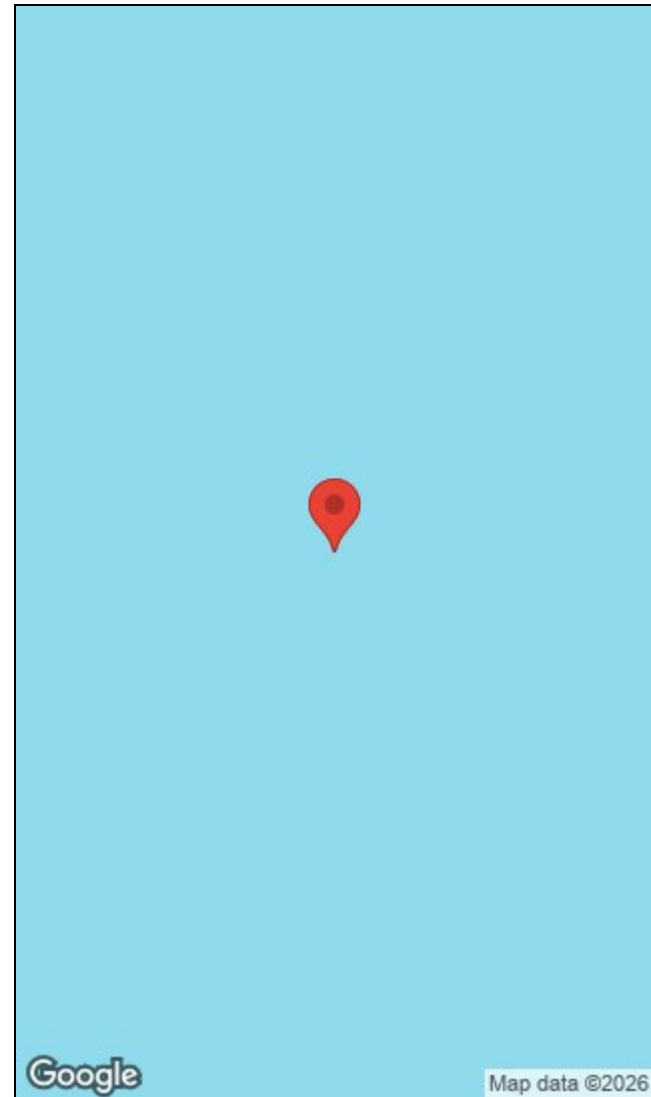






Kitchen/Living/Dining (max) 7.5m x 3.2m 24' 7" x 10' 5"
 Bedroom 4.9m x 2.8m 16' x 9' 2"

Overall 52m² / 560ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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