



A fantastic opportunity to purchase a well- proportioned maisonette with a large private garden.

Chichester Road, London, NW6

£950,000 Leasehold (995 years remaining)



• Three bedrooms • Long lease • Duplex • Large private back garden • Own front door access through front garden • Over 1100 sq. ft. • Substantial balcony terrace at the front • Good transport links • Must be viewed

Local Information

Located in travel Zone two at junction of Maida Vale, St Johns wood and Queens Park, the closest tube would be Kilburn Park (Bakerloo line) within two minute walk, Kilburn High Road over ground is located nearby and there is also a great connection via bus, with Oxford Street, King's Cross, Canary Wharf and Paddington's Cross rail all easily accessible. But there is no need to go far. With high street shopping, artisan eateries and abundance of open spaces and parks right on your doorstep.

About this property

This substantial maisonette was built by Catalyst homes in 2015 and designed by Allison Brooks (the development was finalist in the EU Mies van der Rohe Award 2017 and RIBA National Award 2016). The vendors have made improvements to the property by creating open- plan living space and an additional room. The flat can be accessed via its own front door through the front garden into the wide hallway with a restroom, utility room and a built- in storage. The kitchen is fully fitted and flows into the 21 foot open- plan living area with ample space for a large dining table, work space and lounging area. There is full length floor to ceiling glass wall at the back with patio door on to the large landscaped private lawned garden with substantial decked area for entertaining and an useful storage shed. Upstairs there are three bedrooms, family bath and substantial balcony terrace.

The principal bedroom has an en-suite shower and both bedrooms come with fitted wardrobes. The family bathroom is newly refurbished to a high standard with modern designer fittings and a whirlpool bath.

Tenure

Leasehold(995 years remaining)

Service charge (per annum)

To be confirmed

Ground rent (per annum)

£400.00

Local Authority

Brent Council

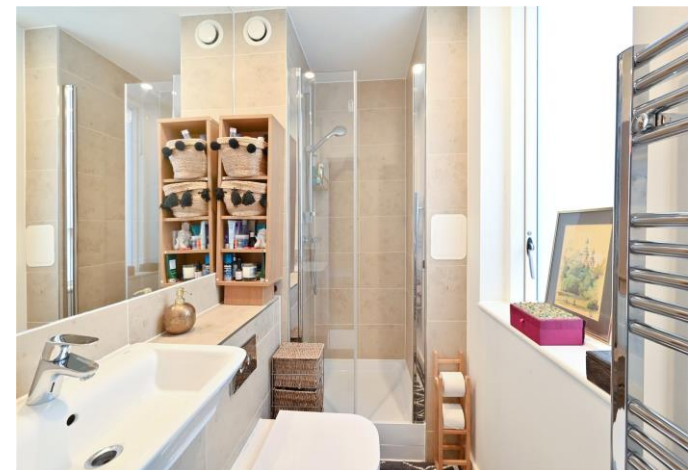
Energy Performance

EPC Rating = B

Viewing

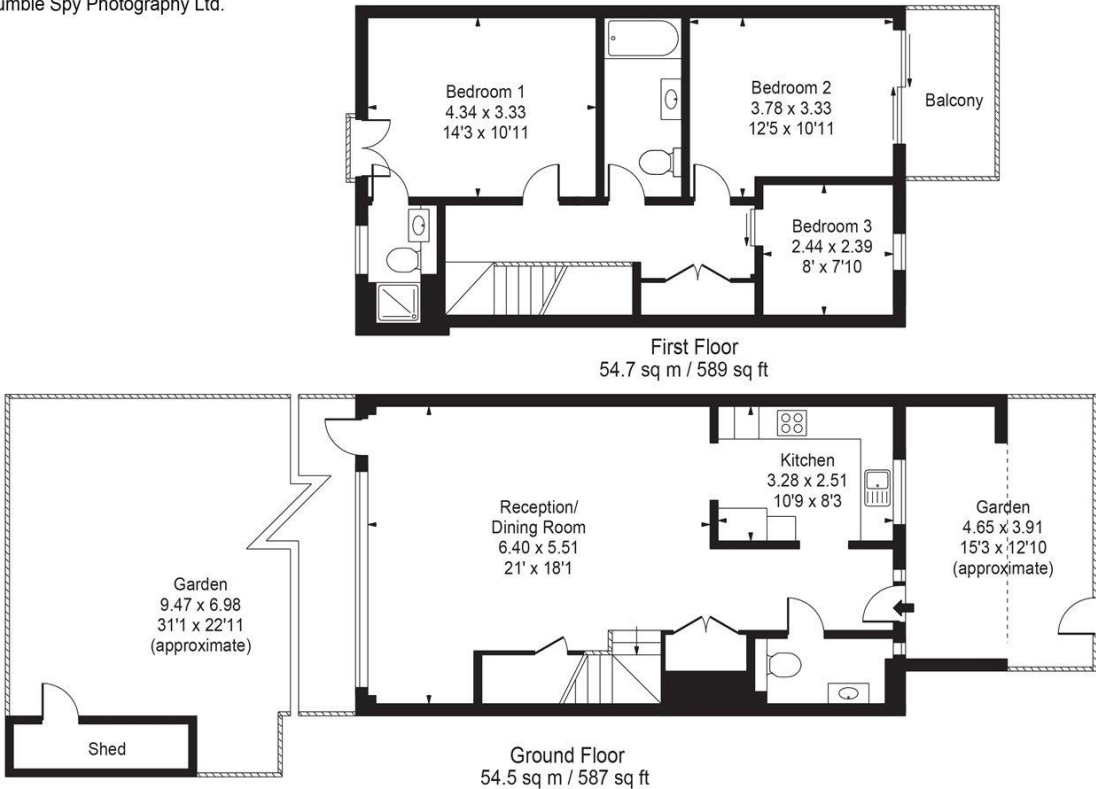
All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.
Telephone: +44 (0) 20 3425 5600.





Chichester Road, London, NW6
Gross Internal Area 1176 sq ft, 109.3 m²

Chichester Road
Gross Internal Area(Approx)
Total = 109.25 Sq m / 1176 Sq ft (Excluding Shed)
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



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	

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