



Located in this prestigious portered building an  
excellently refurbished two bedroom apartment

**Royal Langford Apartments, 2 Greville Road, London, NW6**

£650,000 Leasehold (899 years remaining)



- Underground parking • Long lease 900 years • 24 hr concierge • Recently refurbished • No onward chain • Two double bedrooms • Lift

### Local Information

Royal Langford Apartments is located on Greville Road, the property is within easy reach of the fantastic shops and amenities on Kilburn High Road. Located in travel Zone two, the closest tube would be Kilburn Park (Bakerloo line), 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's no need to go far. With high street shopping and artisan eateries right on your doorstep why not grab a morning coffee and pastry from Baker & Spice on Clifton Road, an evening drink at The Elgin lounge or a movie night at the Everyman cinema.

### About this property

As soon as you enter this apartment you will be instantly impressed by the fresh clean lines of the finish and light.

Located on the seventh floor of the popular portered building the views from the apartment over the communal gardens and towards the north are very inviting. The accommodation comprises open-plan living space with a modern kitchen with all new appliances and marble work surfaces. There are two bedrooms and the principal bedroom has an en-suite shower room and family bathroom. The property benefits from 24 hrs concierge, lift, underground parking, ample storage and is being sold with no onward chain.

### Tenure

Leasehold (899 years remaining)

### Service charge (per annum)

To be confirmed

### Ground rent (per annum)

£6,500

### Local Authority

Camden Council

### Energy Performance

EPC Rating = C

### 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.



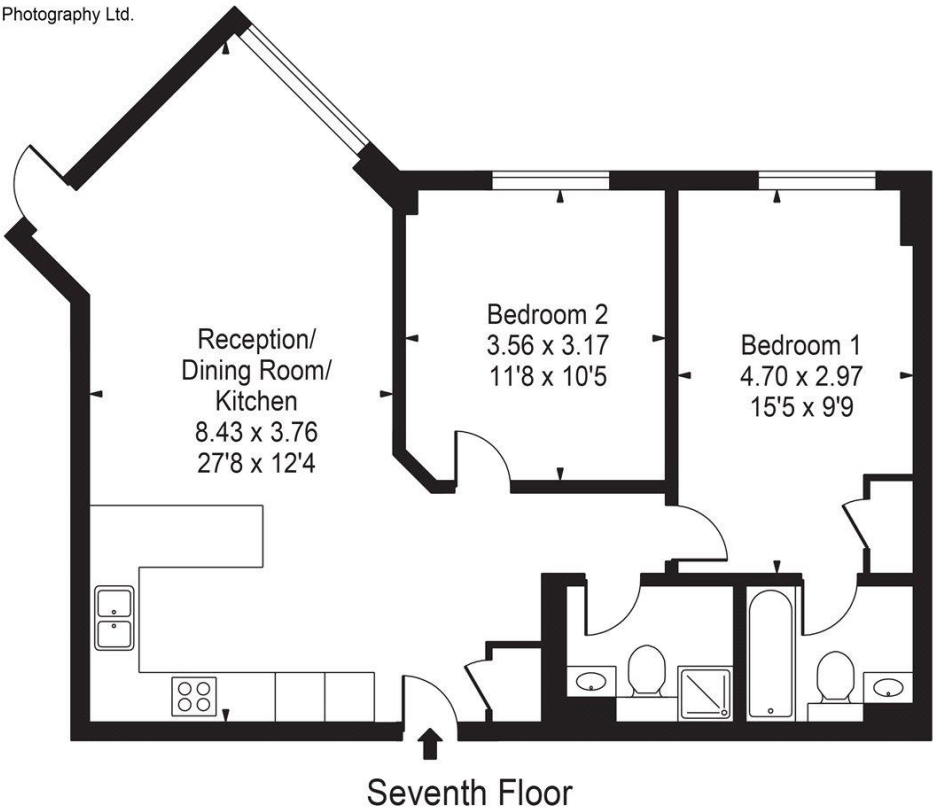




Royal Langford Apartments, 2 Greville Road, London, NW6  
Gross Internal Area 754 sq ft, 70 m<sup>2</sup>

**Emma Clowes**  
Maida Vale & Little Venice  
**+44 (0) 20 3425 5600**  
emma.clowes@savills.com

**Greville Road**  
Gross Internal Area(Approx)  
Total = 70.05 Sq m / 754 Sq ft  
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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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