



Modern maisonette with two double bedrooms, own front door access and a large private landscaped garden.

Bristol Walk, London, NW6
£749,950 Leasehold (990 years remaining)



• Modern development • Close to shops and amenities • Close to transport links • Private landscaped garden • Two double bedrooms • No onward chain

Local Information

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

Bristol Walk is a quiet new development nestled just off Cambridge Road. This particular property benefits from being on the end, having its own front door, large private landscaped garden and oceans of natural light. This flat offers well- balanced accommodation over two floors. The spacious entrance hall houses the downstairs WC, storage and stairs to the first floor. The living room is an amazing space with room for a dining table, there is a modern separate kitchen and dual double doors that lead onto the private garden with decking and fully planted borders. On the first floor level there are two bedrooms (en-suite) and a large family bathroom.

Tenure

Leasehold (990 years remaining)

Service charge (per annum)

£1,349

Ground rent (per annum)

£400.00

Local Authority

Brent Council

Energy Performance

EPC Rating = C

Viewing

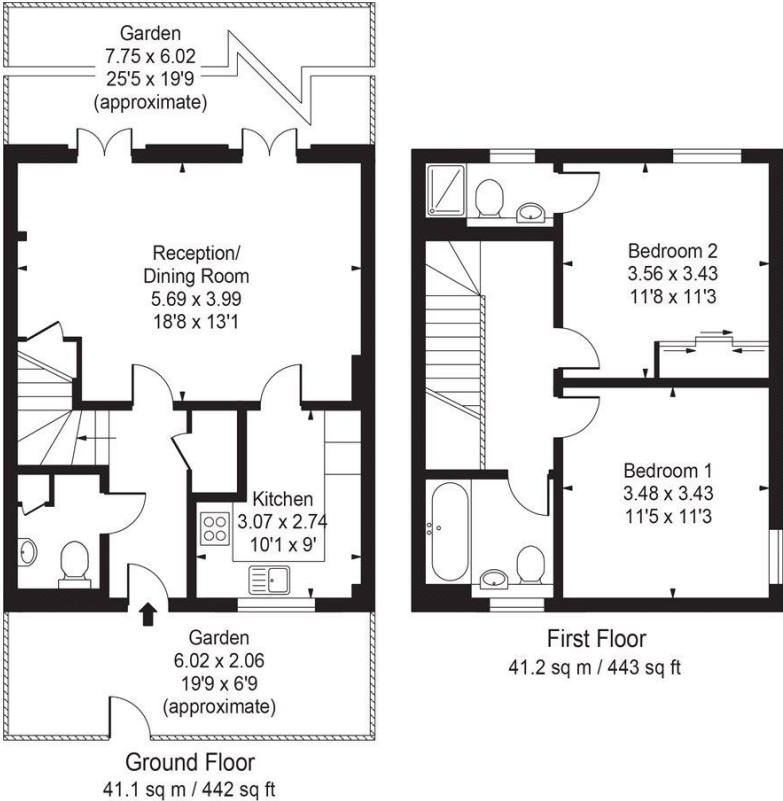
All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.





Bristol Walk, London, NW6
Gross Internal Area 885 sq ft, 82.2 m²

Bristol Walk
Gross Internal Area(Approx)
Total = 82.22 Sq m / 885 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-)	A	
(81-91)	B	
(69-80)	C	7979
(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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