

Gascony Avenue, NW6 4NA

Guide Price of £600,000 Leasehold (approximately 125 remaining)

For Sale by Daniel Rose Residential Ltd



Set over the first and second floors of this lovely period conversion, is this bright two-bedroom apartment. On the first floor you will find a spacious living room with high ceilings, a separate fitted kitchen, bedroom, and a modern bathroom suite. The second floor comprises of large double bedroom with fitted wardrobe. Benefit includes a unique, south-facing, roof terrace - perfect for relaxing on those summer evenings. This property is close to the local amenities, including bars and restaurants of Kilburn and West End Lane - making a perfect environment for socialising with friends.

Transport links includes an array of local buses, and located a short walking distance from Brondesbury and West Hampstead stations – offering excellent links to Central London and the City.

*** LEASEHOLD * EXCELLENT LOCATION * PERIOD CONVERSION * SOUTH FACING ROOF TERRACE * MODERN KITCHEN * TWO BEDROOMS * MODERN BATHROOM *
* 765 SQ FT * COUNCIL TAX BAND: D * SERVICE: £800.00 p/a * GROUND RENT £200.00 p/a**

**To arrange a viewing please contact our office on 020 7359 4493 or
via email info@danielrose.net**

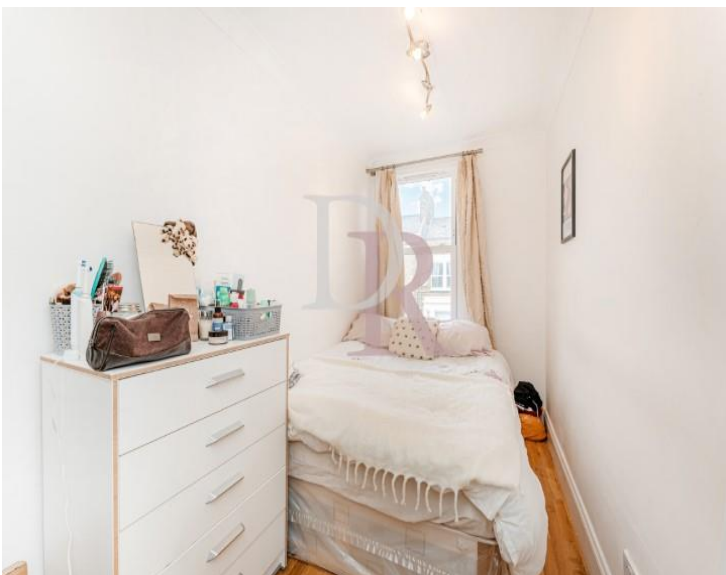
RECEPTION ROOM



BEDROOM 1



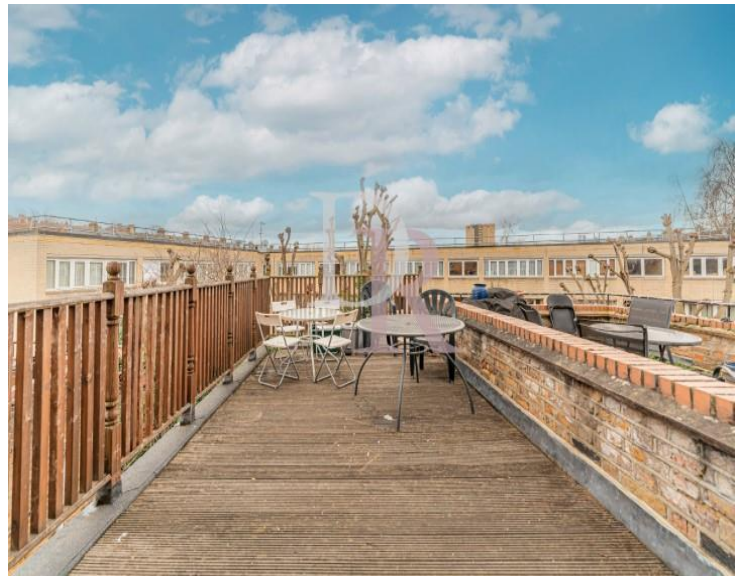
BEDROOM 2



KITCHEN AND BATHROOM

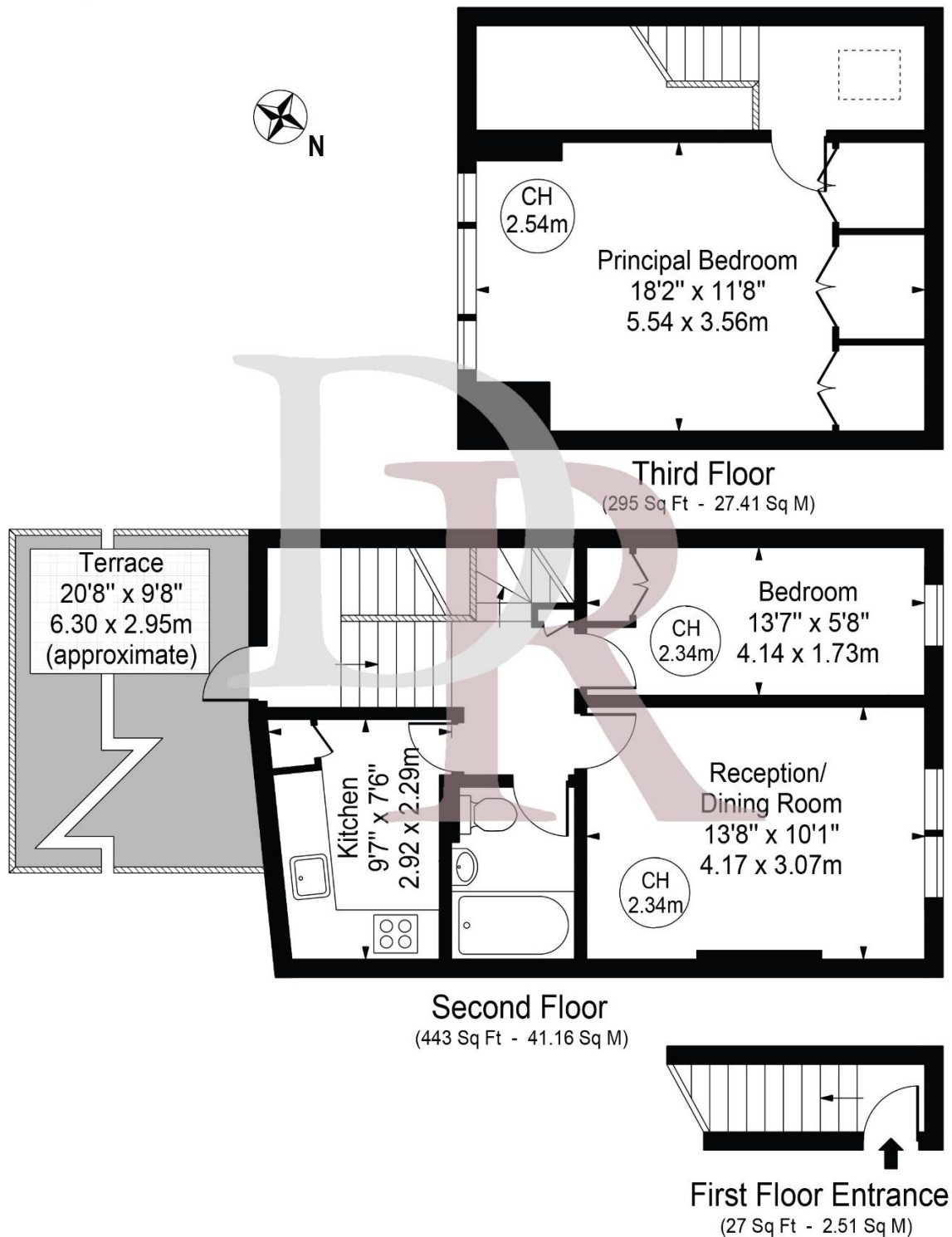


SOUTH FACING ROOF TERRACE



Gascony Avenue

Approx. Gross Internal Area 765 Sq Ft - 71.07 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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FLAT C
40 GASCONY AVENUE
LONDON
NW6 4NA

Energy rating
D

Valid until
10 January 2031

Certificate number
9439-1029-1000-0389-3292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		