



Asking Price £399,950

TENURE : LEASEHOLD

Queens Park Court, Ilbert Street, W10

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

Modern 1 bed flat in Queens Park

Good condition

10 min walk to Queens Park

10 min walk to Kensal Rise Station

Kensal Green

Queens Park & Ladbroke Grove are all nearby.

Metropole Properties

33 Southwick Street, London, W2 1JQ

sales@metropoleproperty.com | 02072625844

Website: metropoleproperty.com

**METROPOLE
PROPERTIES**

Metropole Properties are pleased to bring into the market this impressive one bedroom flat situated on the third floor of this secure and well maintained ex-local authority block in the sought after Queens Park.

This beautiful apartment has been recently modernised and is offered in an excellent condition throughout.

Arranged over 452 sqft, 42 sqm approx and comprising of a vast open plan kitchen/ Reception room with dining area, a double bedroom, contemporary bathroom and a hallway, Ideally located by the trendy shops, cafes, restaurants of Queens Park and Ladbroke Grove, only 10 minutes walk approx to the quiet family friendly green open spaces of Queens Park.

Excellent Transport Links to the The West End and The City.

10 min walk to Kensal Rise Station,

12 minutes to Kensal Green Station

Queens park Station and Ladbroke grove Station are also within walking distance.

This would make an ideal first time buy or buy to let property. Early viewing is recommended!

Tenure: Leasehold, 84 Years Approx

Service Charge: TBC

Asking Price: £399,950 Subject To Contract

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.

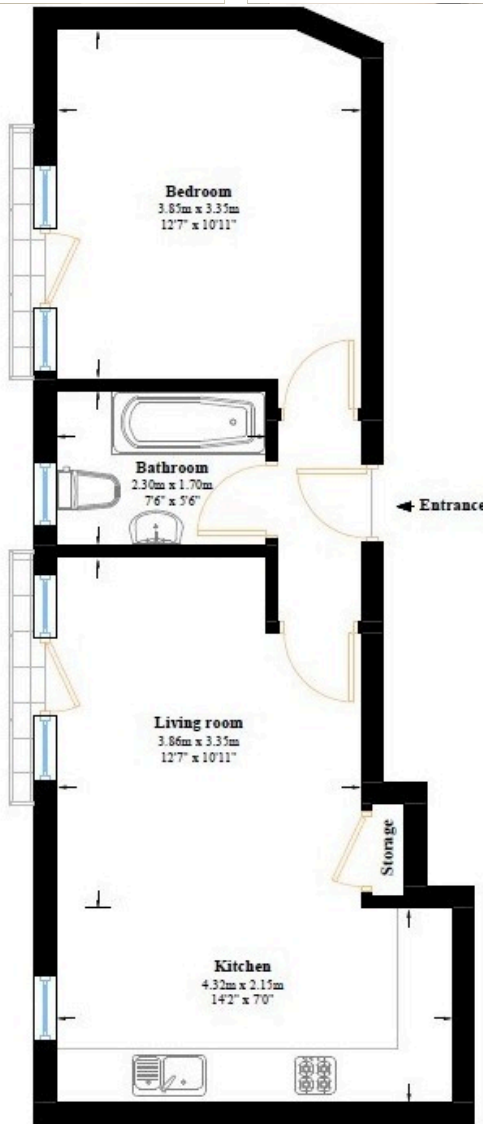
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Total Approx Internal Area 42 SQ.M/452 SQ.FT

Drawing supplied by
MTM Interiors Ltd
Interior Design & Renovation
Mobile: 07397970375

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

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