



Pearl & Chance

Dyne Road, London, NW6

£450,000

Dyne Road, London, NW6

Nestled on the desirable Dyne Road, this attractive two bedroom flat offers an inviting living space in a prime location. Perfectly positioned between Willesden Lane and Kilburn High Road, residents can enjoy effortless access to a wealth of local shops, restaurants, and exceptional transport links. With the Jubilee Line (Kilburn), Overground (Brondesbury), and Thameslink (West Hampstead) stations all within easy reach, you're just moments away from quick, reliable connections to the City, West End, and beyond. This first floor flat, offered chain free with a long lease, has recently been tastefully redecorated to a high standard. Its fresh, contemporary interior highlights two well-proportioned bedrooms, making it ideal for first-time buyers or investors looking for a strong investment opportunity.

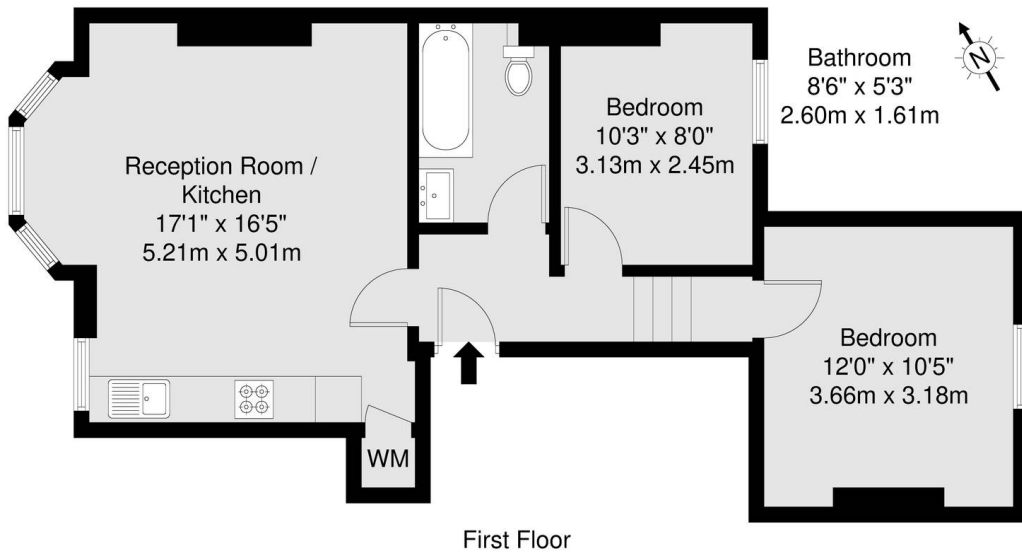
Council Tax band: D

Tenure: Leasehold

- Chain Free
- Long Lease
- First Floor
- Two Bedrooms
- Recently Decorated
- Close to Shops
- Large Bay Window
- Excellent Transport Links







GROSS INTERNAL AREA (GIA)
The footprint of the property
54.9 sq m / 590 sq ft


TOTAL STORAGE SPACE
Rear and side garden
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garage, Balcony, Terrace, Woodshed etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	68	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



Pearl & Chance

136-144 Golders Green Road, London - NW11 8HB

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.