



## 1 bed apartment to buy in NW6

246-248 Kilburn High Road, Kilburn,  
London , ., NW6 2BS

**£430,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ High Specification
- ✓ One Double Bedroom
- ✓ Kitchen/Reception Room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

A superb one-bedroom apartment set within The Arbor Collection - an exclusive gated development nestled beside the open green expanse of Kilburn Grange Park. Positioned on the first floor and finished to the highest of standards, this beautifully designed home offers a refined blend of luxury, comfort, and convenience. The apartment features a spacious open-plan kitchen and reception area, filled with natural light and opening onto a generous private terrace with far-reaching park views - perfect for entertaining or relaxing in tranquility. The principal bedroom benefits from a dedicated dressing area, a second private roof terrace, and a sleek, contemporary family bathroom. Further highlights include stylish wooden flooring throughout, double-glazed windows, and excellent storage. The building also offers secure bike storage, lift access, and a gated entrance for added privacy and peace of mind. Ideally located just 0.4 miles from West Hampstead and Kilburn Underground stations and West Hampstead Thameslink, the property is moments from the vibrant mix of shops, cafés, and restaurants in Queen's Park, Kilburn, and West Hampstead. A rare opportunity to enjoy modern luxury living in a beautifully landscaped, park-side setting.

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £430,000

Property Type: Apartment

Parking: Permit Parking

Year built: 2021

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

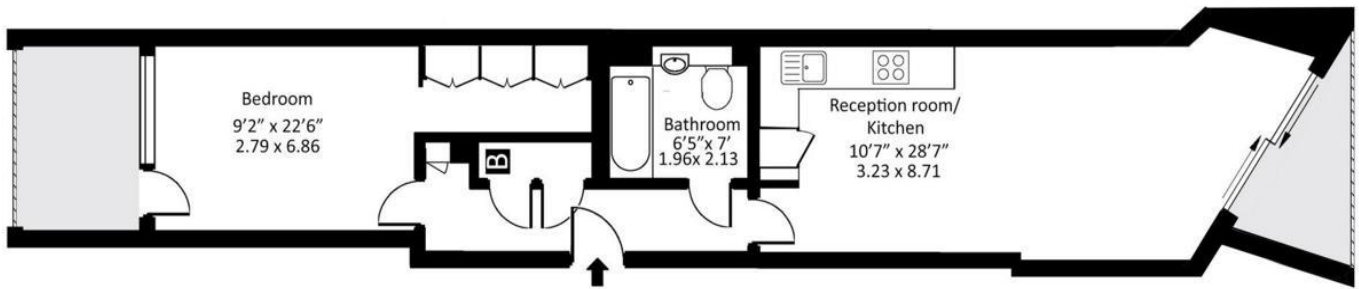
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Kilburn High Road, NW6



First floor

Approx gross internal area : 582.3 sq ft - 54.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
 However all measurements are approximate.  
 The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

246-248 Kilburn High Road, Kilburn, London , ., NW6 2BS

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

