



## Rathbone House, Brondesbury Road, London, NW6 6QH

Asking Price: £450,000 Leasehold

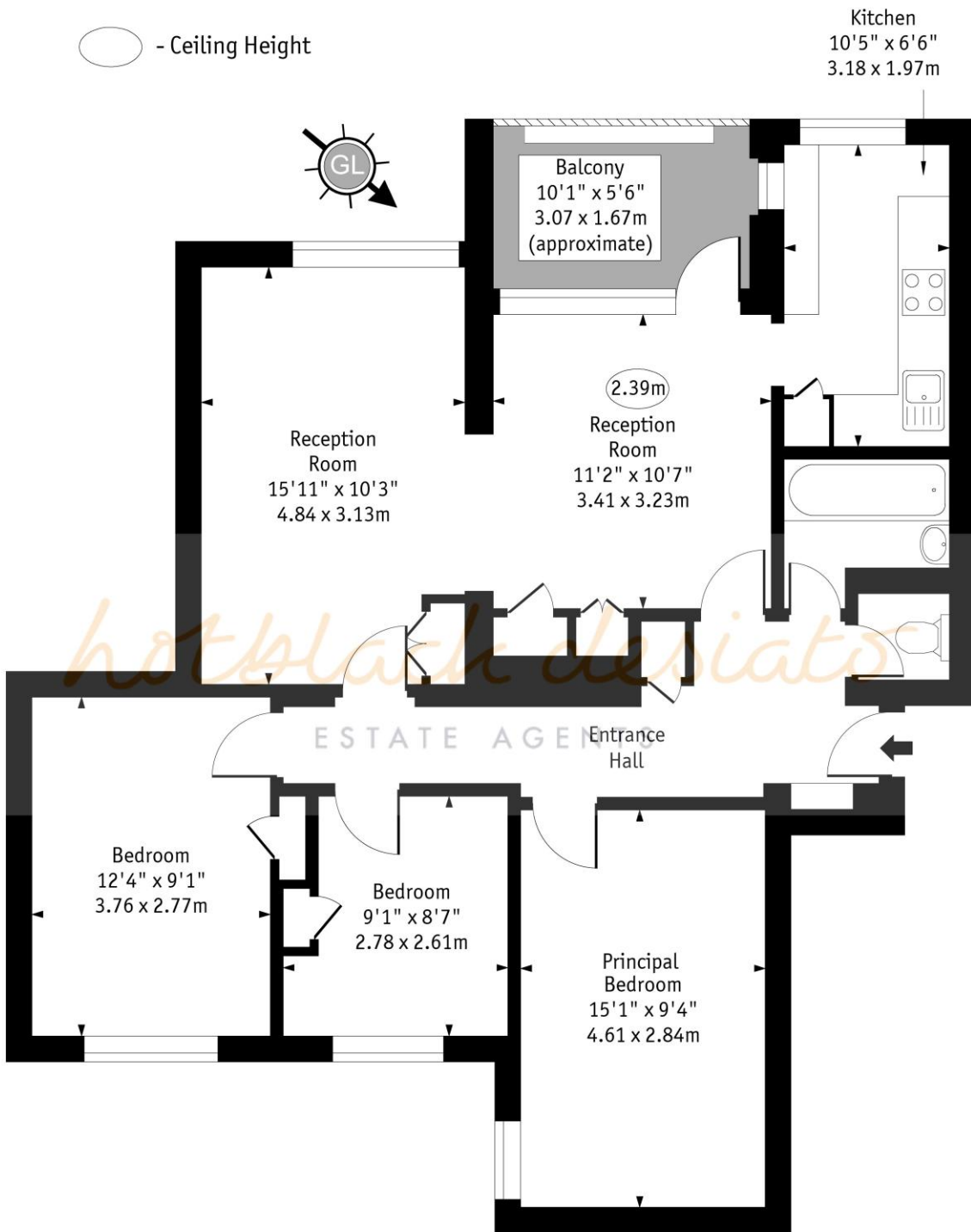
**3 Double Bedrooms | Living Room | Dining Room | Balcony | Near Shops And Tube**

This well-located 2nd floor flat requires some updating, features approximately 910 sq ft/84.5 sq m of living space and offers excellent value for money. This quiet purpose-built block is set back from the road within spacious grounds and is close to Kilburn High Road and tube station, Maida Vale, St Johns Wood and Queens Park.

- Leasehold
- 87 Years Remaining
- 3 Double Bedrooms
- Living Room
- Dining Room
- Gas Central Heating
- Private Balcony and Communal Gardens
- EPC Band C
- Service Charge – Approx £1500 pa
- Ground Rent £10 pa
- Council Tax – Band C
- Rental Estimate - £2900 pcm



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## Second Floor

Approx Gross Internal Area 910 Sq Ft - 84.54 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

