



Exeter Road, NW2



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1271.00
sq ft

A rare opportunity to acquire part of the ground floor of what happens to be one of the oldest buildings in the Mapesbury Conservation Area.

Arranged as a two bedroom flat with sole use of its own garden; the property benefits from many original features including front door and porch, parquet flooring, fireplaces and surrounds.

Located on the coveted Exeter Road in the heart of the Mapesbury Conservation Area, close to Walm Lane with its array of cafés and shops, within walking distance of both Kilburn and Willesden Green Jubilee Line Stations as well as Brondesbury Overground Station (Zone 2).

- Ground floor flat
- Large reception
- Own entrance
- Close to Walm Lane

- Spanning 1271 sq ft
- 2 bedrooms
- Excellent transport links
- Must be seen

£849,950 Share of Freehold

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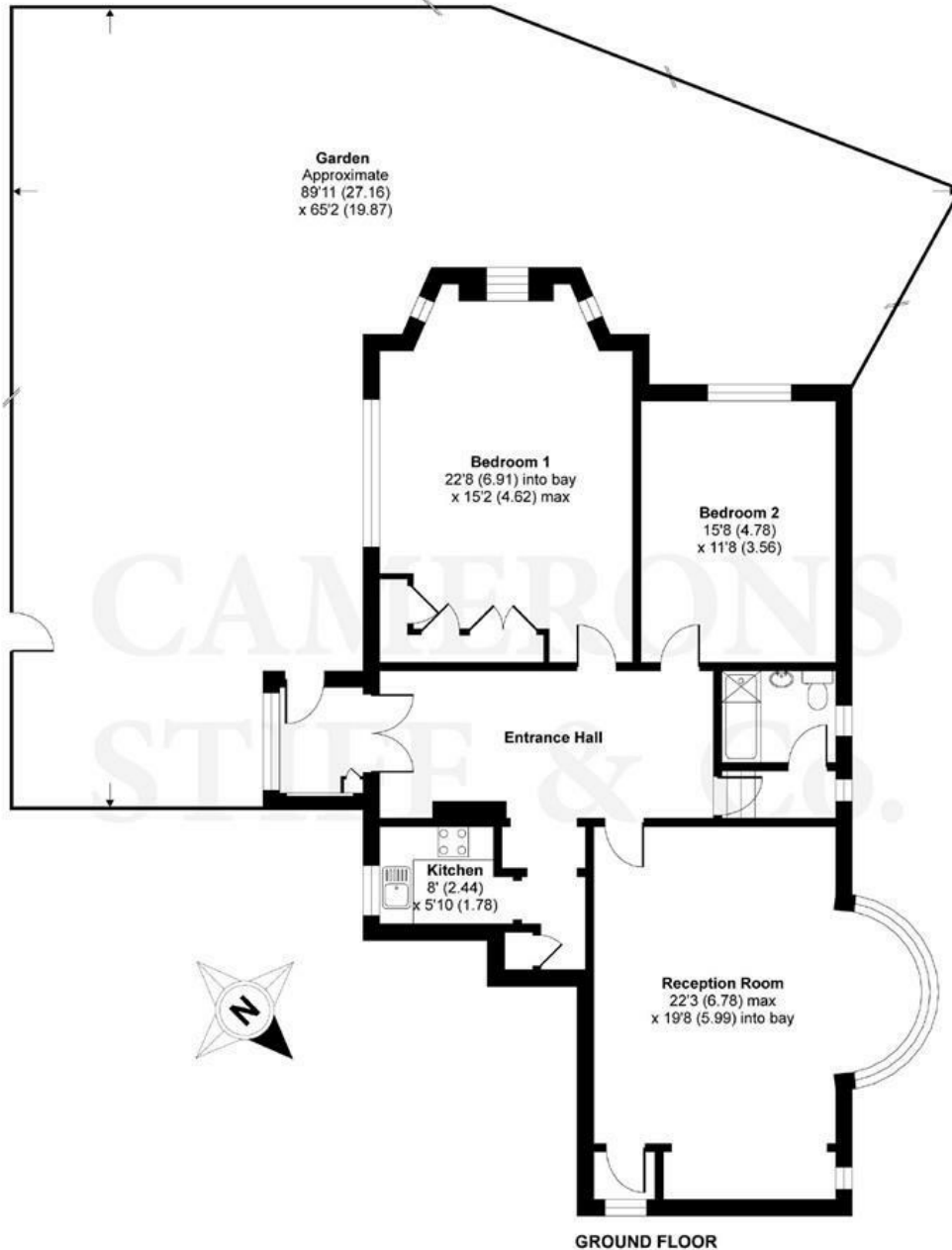
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Exeter Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 1271 SQ FT 118 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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