



## Rutland Park Gardens, NW2



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1271.00  
sq ft

We are delighted to be able to offer For Sale this exceptional two bedroom apartment, set on the First Floor of a imposing, purpose built Edwardian property in the heart of Willesden Green. The flat has been meticulously designed to the highest standard with the property boasting an eclectic mixture of classic and contemporary décor throughout.

Spanning 1271 sq ft of vibrant accommodation, the property features a stunning 30 ft reception room with a working fireplace, large bay window, home office area and French doors opening onto a balcony. The bright modern kitchen/diner can be found at the rear of the property and has a full range of appliances and a staircase leading to the shared west facing rear garden. There is also a main double bedroom and a second double bedroom, both with fitted wardrobes, and a light, spacious contemporary bathroom. The property benefits from ample bespoke storage throughout, including a large utility room with fitted shelving.

**£799,950 Share of Freehold**



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Rutland Park Gardens is a premier tree-lined road that is within easy walking distance of convenient transport facilities via Willesden Green & Kilburn (Jubilee) Stations, Brondesbury (Overground) Station and local buses. Excellent social amenities can be found in Kilburn and Willesden Green with a selection of independent eateries, upmarket cafes & gastropubs.



The tranquil 86 acre Gladstone Park with its cafes, outdoor gym and tennis courts is within easy reach as well as the Mapesbury Dell that was created by local residents. Nuffield Sports Centre, Willesden Sports Centre and South Hampstead Cricket & tennis club are all closeby.

We highly recommend viewing this stunning apartment in an an enviable location.





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- A meticulously designed two bedroom flat
- Long lease and Share of freehold
- Spanning 1271 sq. ft. of vibrant accommodation
- South east facing balcony & a shared rear garden (only shared with one other flat)
- High ceilings throughout
- Potential to revert back to a three bedroom flat
- A modern fully fitted kitchen/dining area and bathroom
- Gladstone Park is within easy reach
- A selection of independent eateries, upmarket cafes & gastropubs.
- Willesden Green & Kilburn (Jubilee) Stations, Brondesbury (Overground) Station and local buses.

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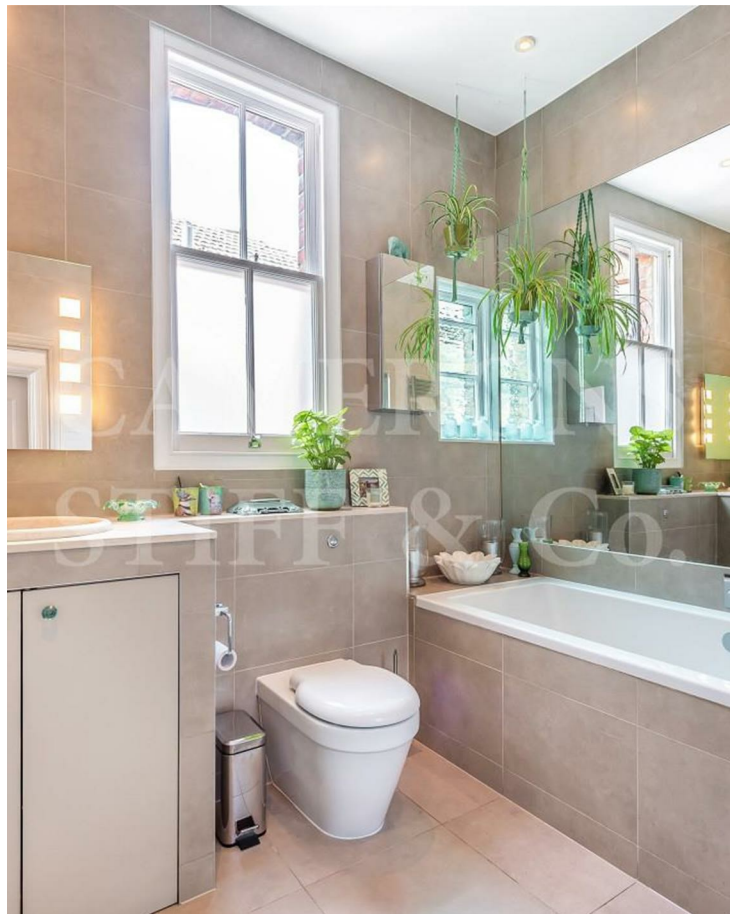
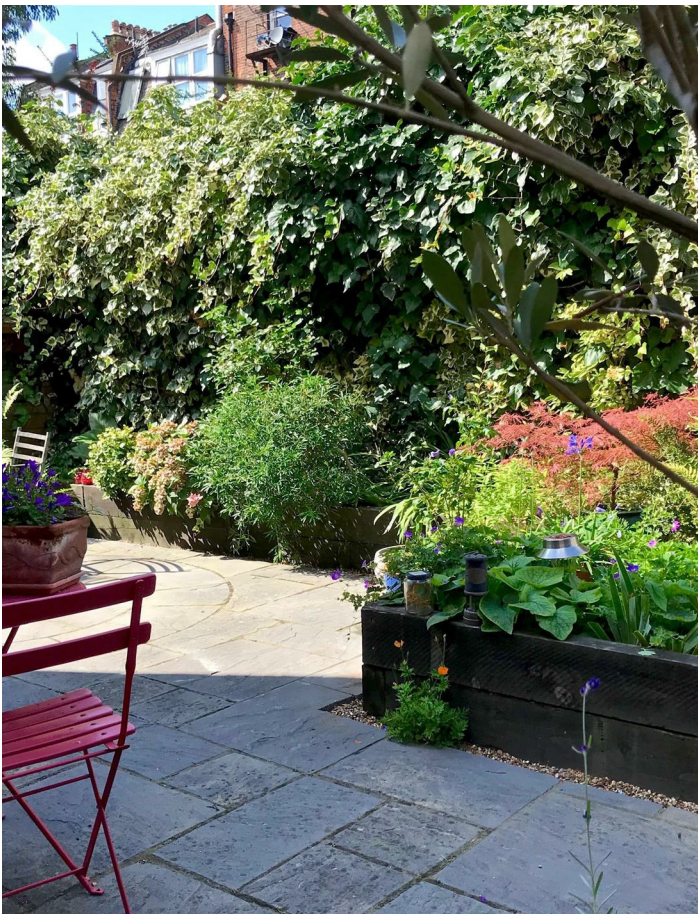
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Rutland Park Gardens, London, NW2

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Camerons Stiff & Co., REF: 711291

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