











This stunning two-bedroom apartment measuring 829 sq ft is situated on the first floor of this stunning contemporary development with a generous sized terrace designed by the award-winning Lifschutz Davidson Sandilands and Alison Brooks Architects. The spacious 20'3" reception, with open plan kitchen are great for entertaining and provide an abundance of natural light from large windows and glass doors that open onto the private terrace, providing views of the well kept communal gardens. Both bedrooms boast access to a second balcony, both are doubles and share a stylish bathroom. Additional features include underfloor heating and the convenience of a lift, and also includes a secure underground parking space.

Located a short walk from the shops, bars, and restaurants of Maida Vale and Queens Park, with the expansive green spaces of Paddington Recreation Ground and the picturesque canal walks of Little Venice nearby. Long lease.





## Kilburn Park Road, NW6 Approximate Gross Internal Floor Area = 77.0 sq m / 829 sq ft Bathroom 2.13 x 2.01 7'0" x 6'7" Bedroom 1 $4.55 \times 3.30$ 14'11" x 10'10" Balcony 6.40 x 1.68 Kitchen/Reception Room 21'0" x 5'6" 6.17 x 5.03 20'3" x 16'6" Bedroom 2 4.57 x 2.74 15'0" x 9'0" Balcony $3.10 \times 0.97$ 10'2" x 3'2" First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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