



## 2 bed flat to buy in NW6

2 Iverson Road, London, NW6 2HE

**£360,000** Starting Bid

🏠 x2 🚿 x2 🚿 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Period Conversion
- ✓ Two Beds
- ✓ Two Baths
- ✓ Extremely Close to Transport
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are delighted to offer for SALE, a lovely first floor flat that is located a stone's throw from all the amenities of Kilburn High Road and within a four minute walk to either Kilburn tube(Jubilee) or Brondesbury Overland. Two double beds and Two bathrooms both with Bathtubs(One Ensuite), Wood floors in reception and hallway, Lots of natural light, Separate fully fitted eat in kitchen with new modern white gloss units with oven, hob, dishwasher and washing machine, Long Lease Ideal 1st Time Buyer or Rental Investor. Iverson Road is a pleasant residential area close to the amenities of West Hampstead, Queen's Park, Maida Vale and Swiss Cottage. West Hampstead Station (Jubilee line and National Rail) is close by for links throughout the City and West End. Call to

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 150

Annual Service Charge Amount: £1,500.00

Price: Starting Bid £360,000

Property Type: Flat

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

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: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

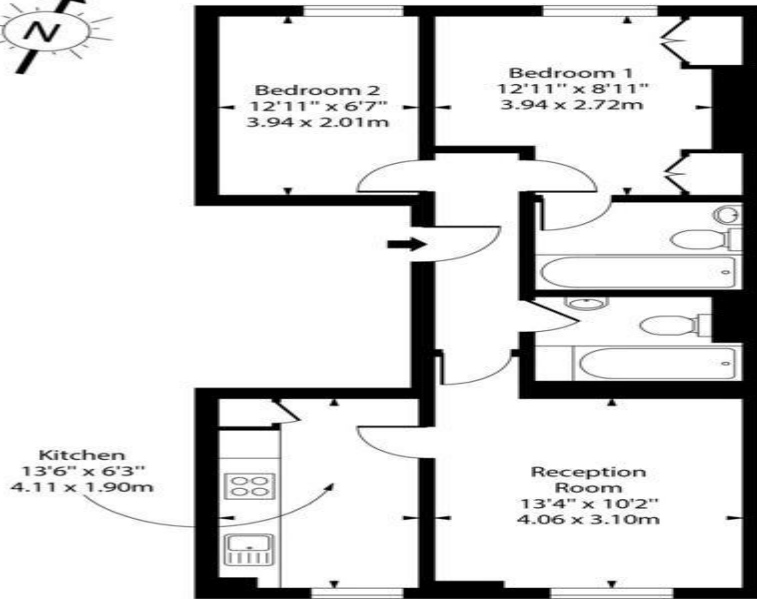
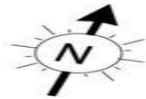
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Iverson Road,  
West Hampstead, NW6



First Floor

Approx Gross Internal Area 590 Sq Ft - 54.81 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>		
(69-80) <b>C</b>	71	79
(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	

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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