



## 30 Exeter Road

Mapesbury, London, NW2 4SG

**\*\*INTERNAL PHOTOS TO FOLLOW\*\***

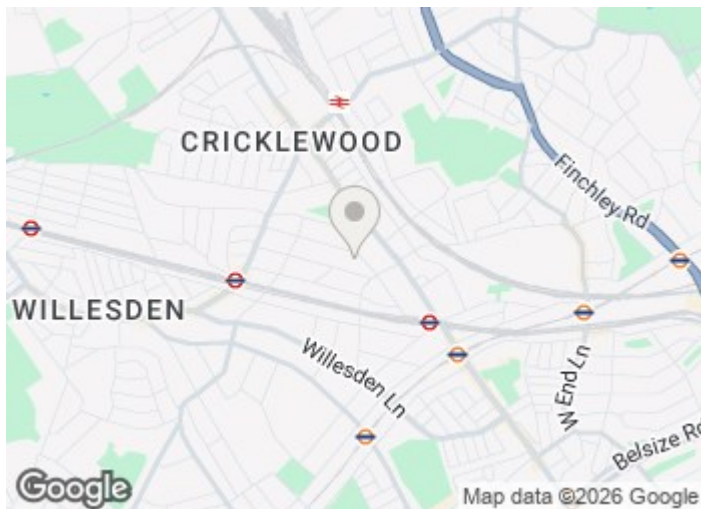
Located in this beautiful period conversion in the sought after Mapesbury conservation area is this well presented one bedroom garden flat. In full the property comprises: a spacious open plan living/dining room with a modern kitchen, a spacious double bedroom, modern bathroom and a private rear garden.

The location offers excellent local amenities and transport links making it a great choice for professionals and couples.

A must view to fully appreciate.  
125 year lease from 25th December 1999.  
£10 ground rent  
£???? Service charge  
Council tax band: C

**£415,000**

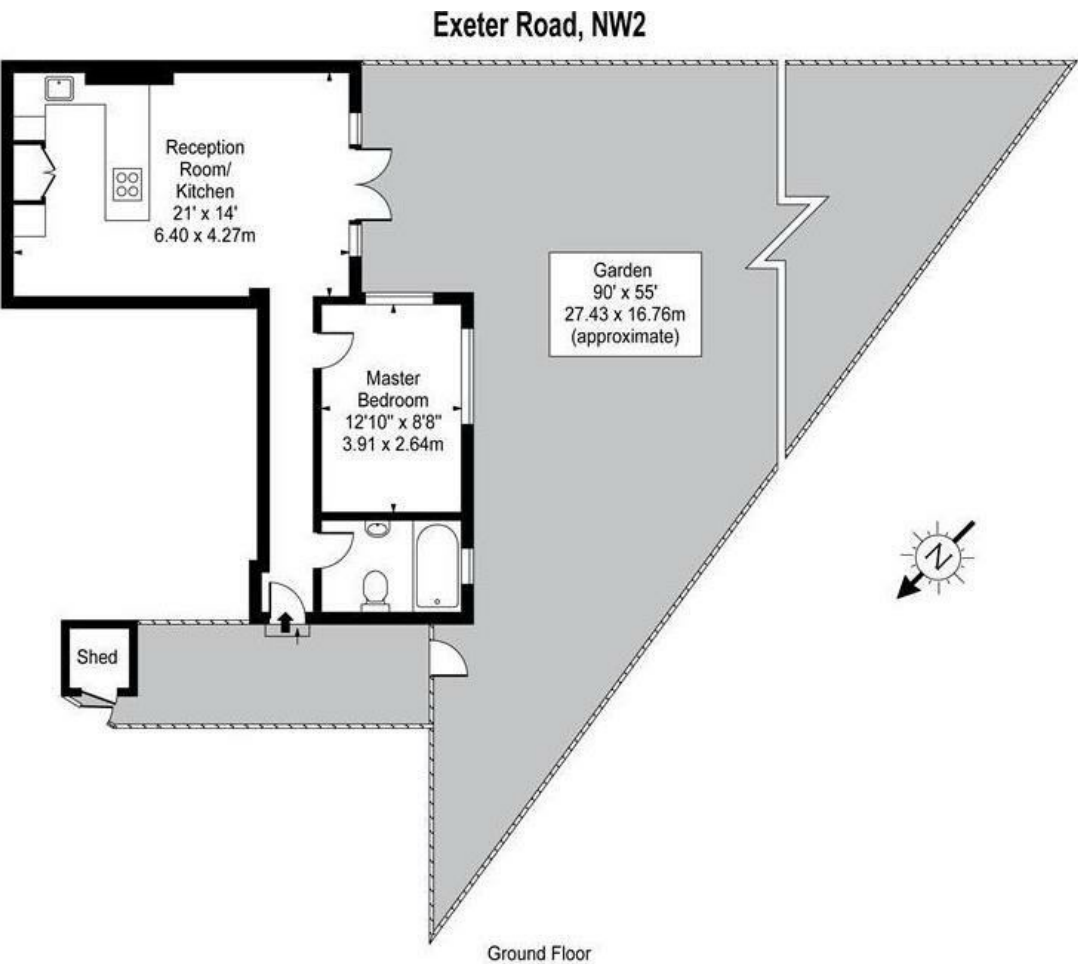
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**Directions**



Floor Plan



Approx Gross Internal Area      529 Sq Ft - 49.14 Sq M  
(Excluding Shed)

For Illustration Purposes Only - Not To Scale   Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com)   Ref: No. 25556

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	