

STURGES  
LONDON



Guildford House, North Maida Vale

£735,000 Leasehold



- **Spacious, Lateral 2 Bedroom, 2 Bathroom Apartment**
- **Approximately 800 sq ft [74 sq m]**
- **Wonderful 20' x 16' Open Kitchen/Reception Room**
- **South West Facing Terrace**
- **Lovely South Westerly outlook across Communal Gardens**
- **Onsite Gym | Concierge | Landscaped Gardens**
- **Well Located for Excellent Local Transport Links**
- **Wide Range of nearby Shops, Bars and Open Space.**

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## Tollgate Gardens, North Maida Vale

An well presented, light 2 bedroom, 2 bathroom apartment favourably situated on the 3rd floor of this stylish residential development. The property extends to approximately 800 sq ft [74 sq m] and comprises an expansive 20' x 16' open plan kitchen/reception room opening on to a lovely private terrace, both with a south westerly aspect across the communal gardens, a large master bedroom with ensuite bathroom, a spacious 2nd double bedroom, family bathroom all with a similar open south westerly aspect and the practical benefit of great storage space.

Guildford House is part of a luxury development which includes a concierge, bespoke gym designed by Techno gym fitness specialists and landscaped communal gardens. Secure underground car parking is available on a first come/first serve basis.

The closest underground station is Kilburn Park (Bakerloo Line), Kilburn High Road Overground is also located nearby and there are also great bus links with Oxford Street, King's Cross, Canary Wharf and Paddington all easily accessible.

The area offers a wide range of local amenities including an array of coffee shops, bakeries, shops, bars & restaurants of both the Kilburn and Maida Vale areas with the green open spaces of Queens Park, Regents Park and the Paddington Recreation Ground all within easy reach.

**Local Authority:** City of Westminster

**Council Tax Band:** F

**Lease:** Approx. 241 years remaining.

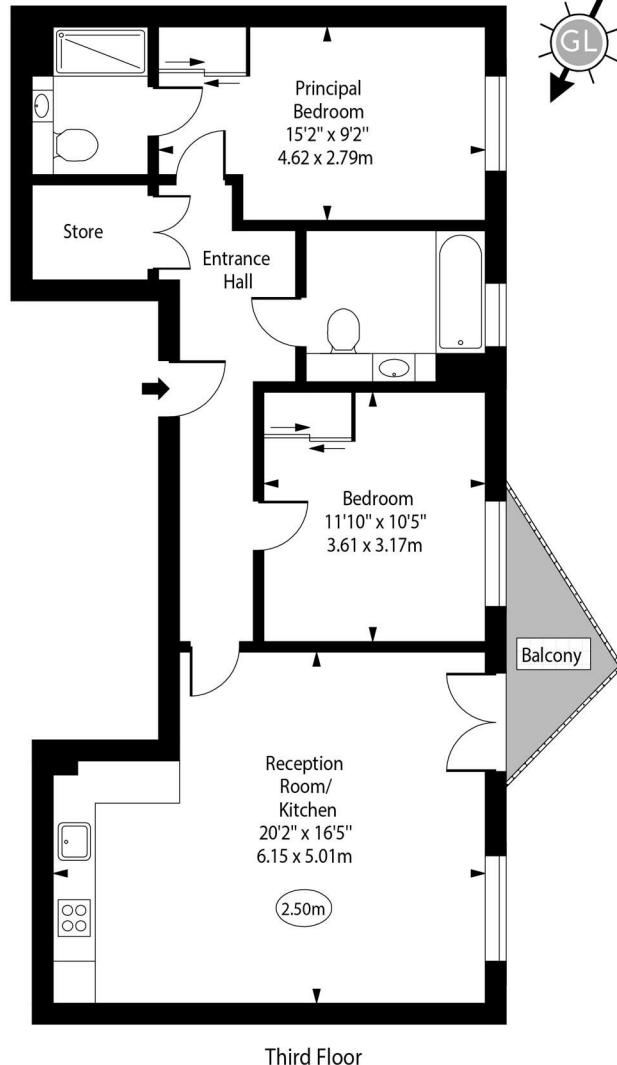
**Service Charges:** Approx. £5960 pa

**Ground Rent:** To be confirmed

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Guildford House,  
Tollgate Gardens, NW6

(○) - Ceiling Height



Approx Gross Internal Area

800 Sq Ft - 74.32 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**For more information, please contact:**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.