

Guilford House, Tollgate Gardens NW6



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Providing almost 1000sqft, this beautifully presented three bedroom, two bathroom apartment offers a contemporary lifestyle in a sought after location.

Nestled within a modern development, NOMA Apartments boasts an array of amenities including a dedicated concierge service, a fully equipped gym, secure underground parking, and a tranquil communal courtyard garden.

The apartment provides a bright and spacious open plan kitchen and reception room which extends on to a private balcony, perfect for both entertaining and relaxing.



Guide price: £850,000

Tenure: Leasehold: approximately 242 years remaining

Service charge: £3,900 per annum. Please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquiries.

Ground rent: £350 per annum

Local authority: London Borough of Brent

Council tax band: G





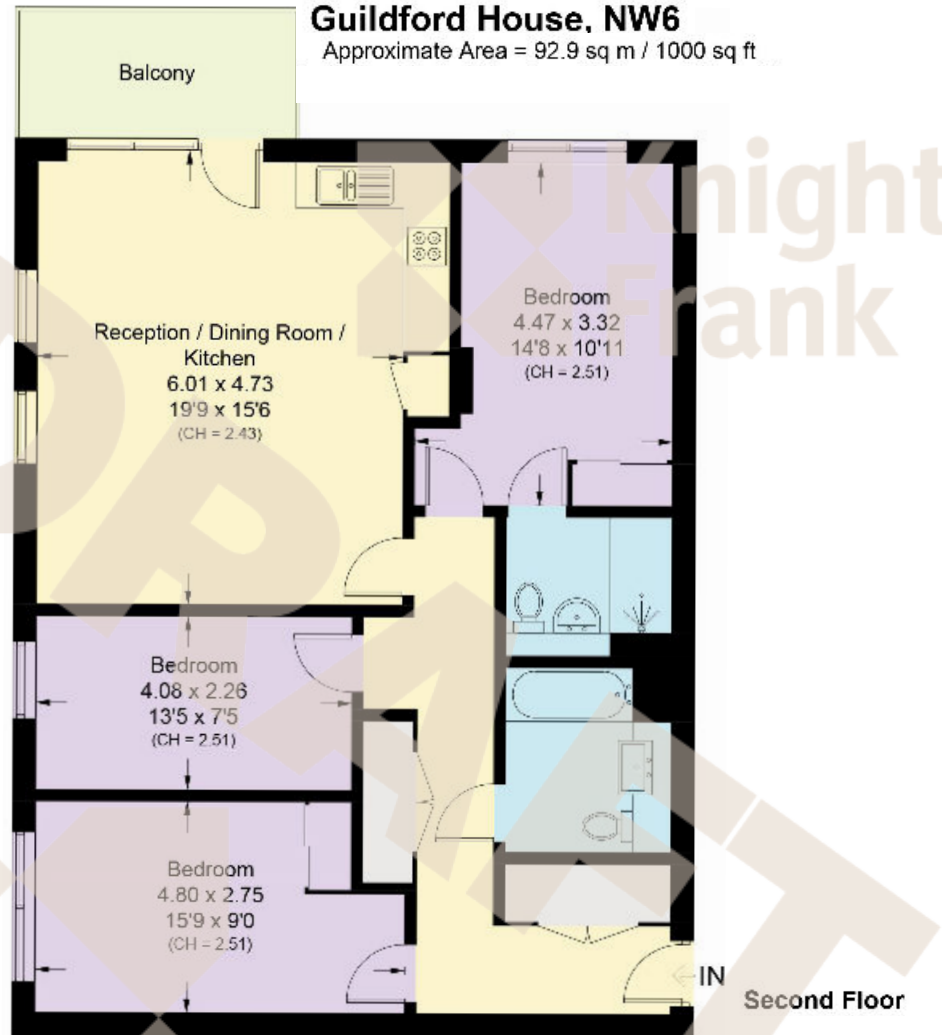
The generously sized principal bedroom features built in storage and an en suite shower room for added convenience. Two additional bedrooms provide ample space for family or guests, complemented by a well appointed separate bathroom. Storage is plentiful throughout the flat, ensuring a clutter-free living environment.

Situated in Travel Zone 2, NOMA Apartments enjoys excellent transport links, with Kilburn Park Underground station (Bakerloo Line) just a short stroll away. Kilburn High Road station also offers access to the Overground train line, enhancing connectivity to the wider city. Local amenities on Kilburn High Road are within easy reach, while the vibrant neighborhoods of Queens Park and Maida Vale add further appeal to the area.



Guildford House. NW6

Approximate Area = 92.9 sq m / 1000 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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