



For Sale

Guide price £300,000

Malcolm House, 405 Kilburn High Road, London, NW6 7QF



**PANTERA
PROPERTY**

Perfect for first time buyers or investors

Pantera Property are delighted to offer to the market, a spacious two bedroom first floor flat. The property is offered on a 100% share basis, however, a 50% share of the property can also be purchased for £150,000.

The property comprises:

First Floor

- Hallway
 - Kitchen
 - Bathroom
 - Living room
 - Bedroom
 - Bedroom
-
- Sold as seen
 - No onward chain
 - 50% share also available for £150,000
 - Two double bedrooms
 - Great transport links
 - Communal gardens



x2



x1



x1



Location

Situated in the heart of Kilburn, North West London, this property enjoys a prime position on the bustling Kilburn High Road, approximately 3.5 miles north-west of Central London. The surrounding area comprises a vibrant mix of residential and retail properties, offering a lively and convenient setting. The property benefits from excellent access to local amenities, with major retailers such as Sainsbury's and Tesco nearby, alongside a wide range of shops, cafés, pubs, and other services. The property is exceptionally well connected, located just around 300 feet from Kilburn Underground Station (Jubilee Line), providing swift access to Central London, including Bond Street in approximately 10 minutes.

Lease information

The property is owned on a Leasehold basis according to Land Registry (Title no: NGL630303) Term of 125 years from 1st January 1988.

There is a monthly service charge of £165.07 and no ground rent.

If you are purchasing a 50% share of the property, there is a monthly rent of £251.67.

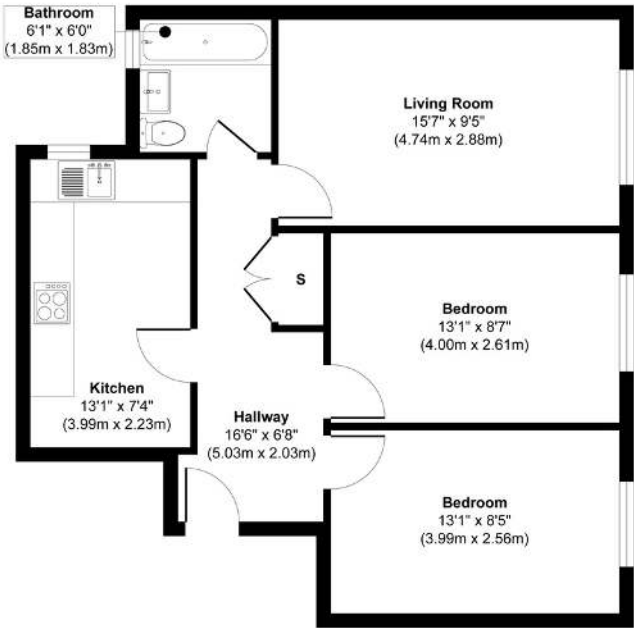
Additional Information

Local Authority	Council tax:	Size
Brent	D	620 sq ft

Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Approx. Gross Internal Floor Area 620. sq. ft / 57.60 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.