



Kilburn Park Road, Maida Vale, London NW6 | £900,000

- Beautiful interior designed garden apartment
- Large south east facing garden
- Bright open plan extended living space
- Two bedrooms, two bathrooms

- Private entrance, internal courtyard
- Moments to Shirland Road

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties present this truly beautiful two bedroom garden apartment for sale, in Maida Vale.

Situated just footsteps from Shirland Road, this exceptional home has been renovated and interior designed by the current owners in 2022, offering 970 sq ft of bright, well-designed space and benefitting from a 37'7" south east facing garden.

With a private entrance and front courtyard area, the apartment has been designed to allow for versatility in all spaces. The principal bedroom sits comfortably in the middle of the home, with a panel wall feature, excellent fitted storage, en suite shower room with Onyx Pearl tiles and access to a pretty internal courtyard. In addition, the second bedroom sits to the front of the apartment and family bathroom is styled with muted black fittings and Classic Calacutta.

The most impressive area in this home is the rear extended open plan space, offering perfectly zoned areas and an abundance of natural

bright dining space is located underneath a full sky light and completed by a picture window of the garden. The living space focuses towards a bare brick wall feature and the full space is finished with light herringbone floors with underfloor heating. A bi-fold door leads you to the tiered south east facing garden, with patio, lawn, mature shrubs and trees, and a pergola at the end set against a tall Victorian brick wall, allowing for lots of privacy.

Located just moments to Shirland Road, with its offerings of independent coffee shops, restaurants and grocery stores this apartment is situated conveniently for quick access to all Maida Vale, Queens Park, Notting Hill and Kilburn amenities and benefits from multiple local transport l

🏠	Flat
🔑	Leasehold
🛏	x 2
🛋	x 1
🚿	x 2



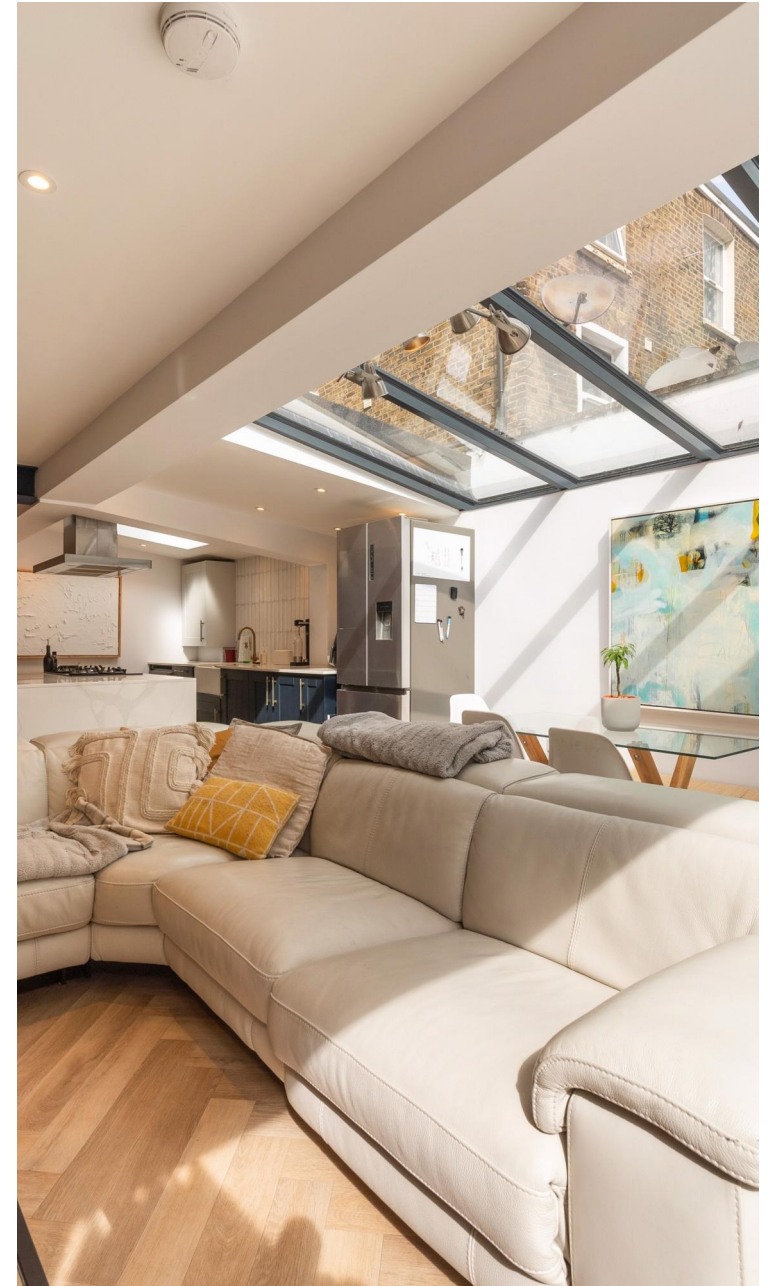
Kate Brookfield

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light. A shaker kitchen bookends the beginning of the room with a generous island with bar seat.

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



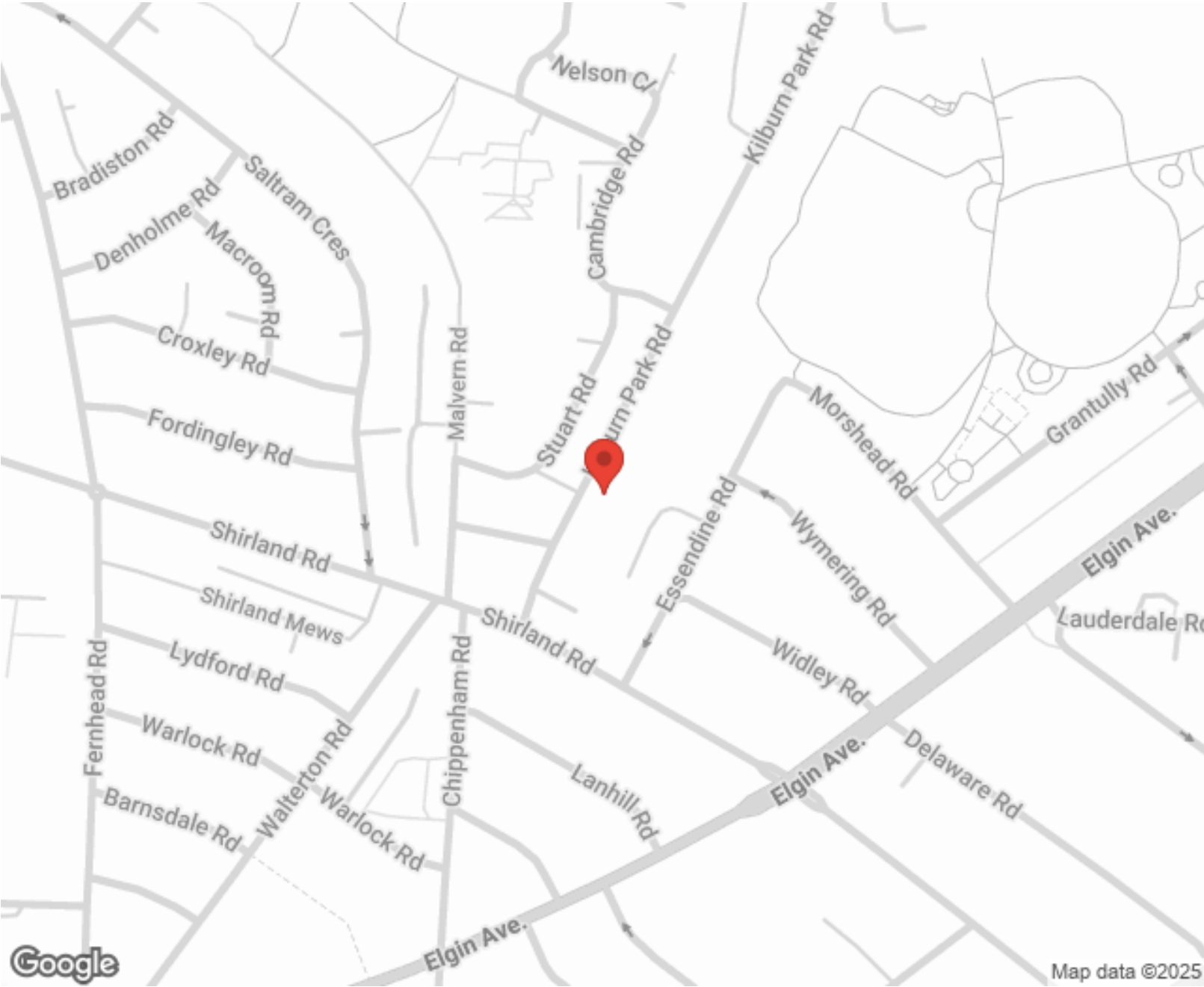
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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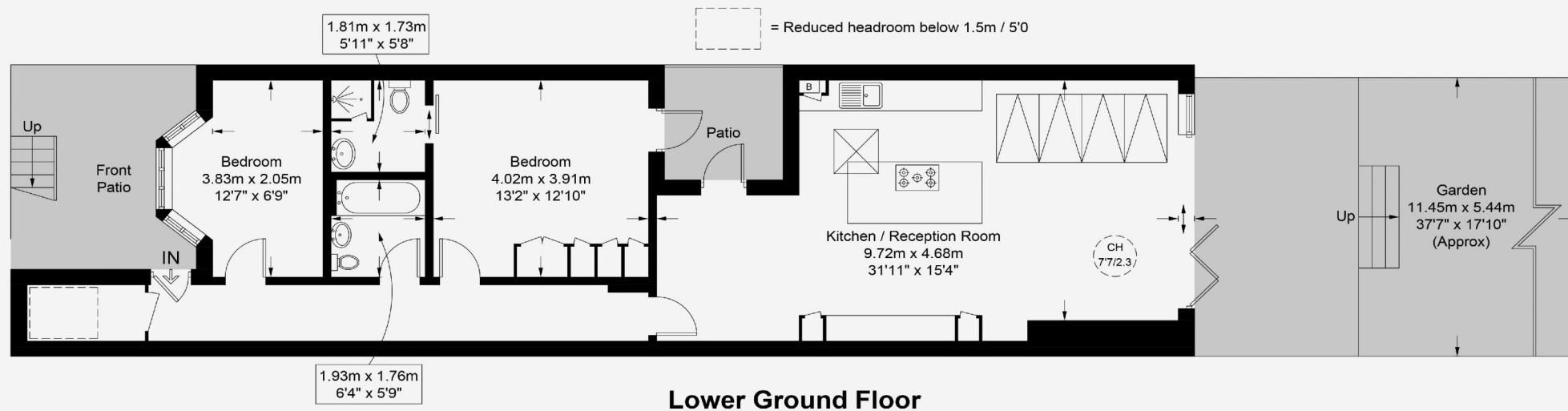
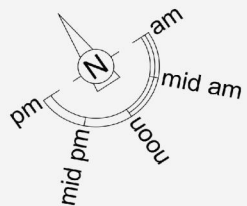
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Kilburn Park Road, NW6

Approximate Gross Internal Area = 970 sq ft / 90.1 sq m

Restricted Height = 15 sq ft / 1.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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