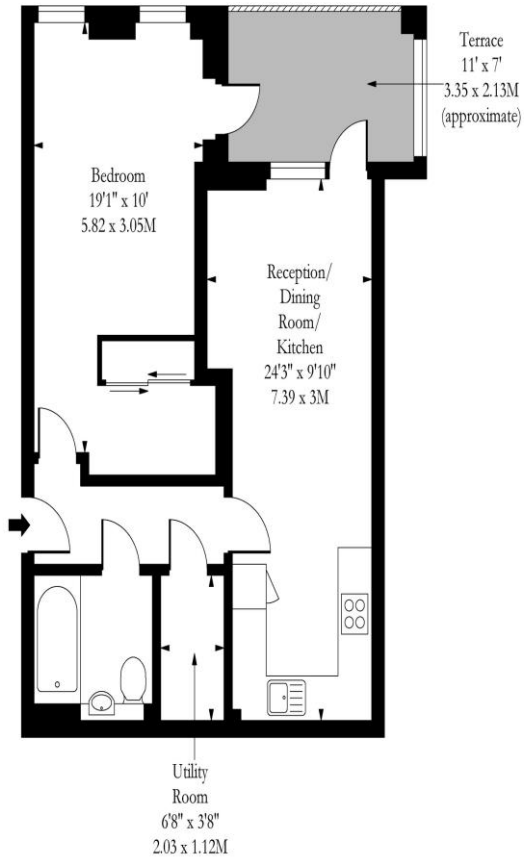


1 Bedroom Flat  
Wilkinson Close  
London NW2

- Immaculate apartment
- Chain free
- New build
- Secure parking

Auction guide price of £320,000  
Leasehold

# Wilkinson Close, NW2



Ground Floor

Approx Gross Internal Area 550 Sq Ft - 51.09 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
 However all measurements are approximate.  
 The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £320000

Located on the ground floor of this modern landmark development set back off the Edgware Road is this spacious ONE-BEDROOM ground floor apartment with site concierge and gated underground parking. This stunning home features a large balcony lift access and hardwood floors.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.