



KUBIE GOLD
ASSOCIATES

GASCONY AVENUE NW6



- TWO BEDROOM DUPLEX
- PRIVATE ROOF TERRACE
- RECEPTION
- KITCHEN

- BATHROOM
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES
- EXCELENT CONDITION

£600,000 Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT

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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Gascony Avenue, NW6

A delightful 2 bedroom duplex with fully fitted kitchen, bathroom and private roof terrace situated close to the local shopping areas of West Hampstead and Kilburn High Road offered for sale in excellent condition throughout. In accordance with Section 21 of the Estate Agents Act 1979 we confirm a family member of our director has instructed us to sell this apartment.



APPROX. GROSS INTERNAL FLOOR AREA 790 SQ FT / 73 SQM

TERMS

Tenure:

Leasehold (981 years) plus Share of Freehold

Service Charge:

Approx. £1200 per annum

Ground Rent:

Nil

Local Authority:

Camden

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	