



2 bed apartment to buy in NW6

West End Lane, London, NW6 2NB

£375,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Chain free
- ✓ Reception with distant views
- ✓ Two doubles bedrooms
- ✓ Separate kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000

Located on the 3rd floor of a well established purpose built block, is a bright two double bedroom apartment offering great lateral accommodation.

The southerly facing reception/dining room enjoys amazing natural light with distant views, use of a balcony, a separate kitchen, and 2 excellent bedrooms. The block has the benefit of a passenger lift and communal gardens and is centrally located with all amenities in the immediate vicinity.

There is an amazing selection of transport links within 0.4 of a mile providing superb connections into the city to include the Jubilee line underground station (zone 2), London Overground and Thameslink stations. A huge array of eateries, cafes and restaurants can be found along West End Lane in addition to a popular weekly farmers market.

This chain free property is available to view asap!

N.B Some of the furniture pictured is virtual and not included in the sale.

Tenure: Leasehold 132 years (189 years from 25 December 1969)

Ground rent: Peppercorn

Service charge: 1st Apr '26 - 31st Mch '27- £2,538.72 (spread over 2 half yearly periods)- Half Yearly Service Charge in Advance Due on 1st April 2026- £1269.36

EPC Rating:C

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 132

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £375,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

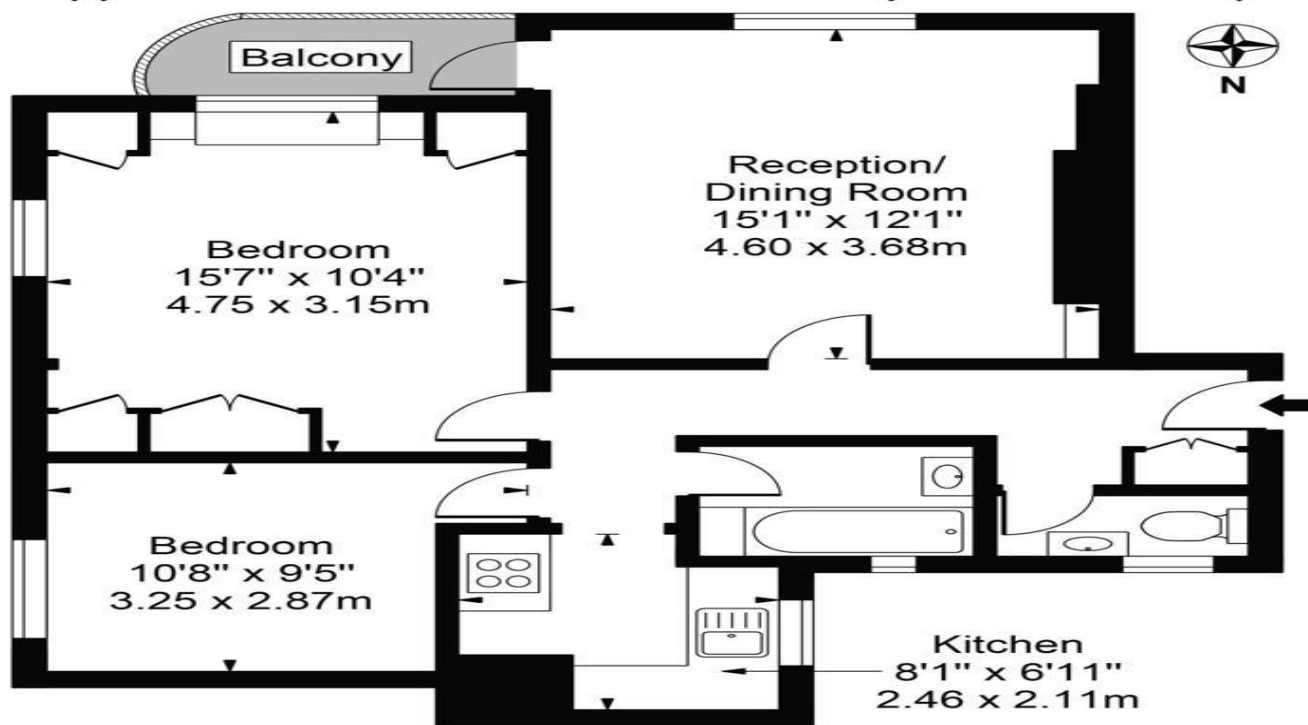
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Embassy House

Approx. Gross Internal Area 628 Sq Ft - 58.34 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

West End Lane, London, NW6 2NB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

