



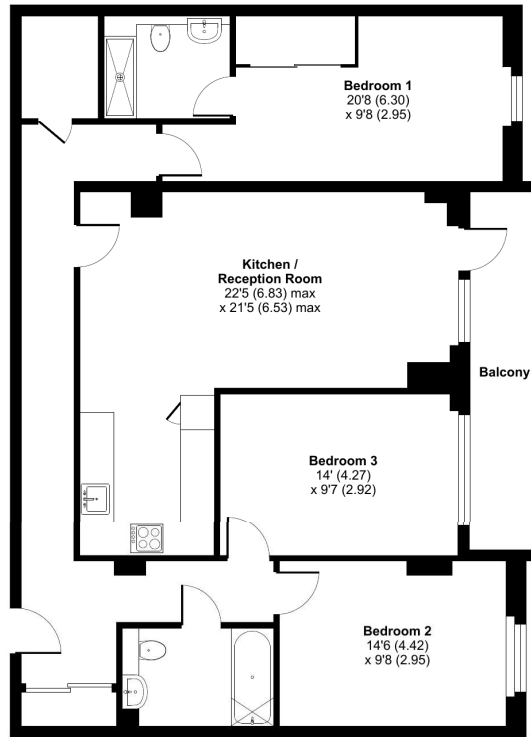
Fellow's Square, 2 Wilkinson Close, London, NW2

Fixed Price: £620,000 *Leasehold*

A super bright, well maintained and spacious (1105 sq. ft) fourth floor, three-bedroom, two-bathroom apartment with secure parking and 'winter' balcony. The development also benefits from its own on-site gym, children's nursery and security.

Wilkinson Close, London, NW2

Approximate Area = 1105 sq ft / 102.6 sq m
For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Compass Residential. REF: 964894

Charges

Council Tax Band: E

Service Charge (per annum): £5,484.12

Ground rent (per annum): £400.00

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(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	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.