



## Mortimer Crescent | NW6



We are delighted to offer this bright ground floor apartment accessed via its own entrance in this popular and well located ex - local authority block close to Maida Vale and Kilburn Park.

The apartment is circa 672 Sq Ft and is arranged as a bright reception with balcony over looking the rear, separate kitchen, shower room, Separate WC and 2 double bedrooms.

Whilst we expect the incoming buyer to add their own stamp or update in certain areas this well proportioned property offers period features and character and is in good condition throughout.

Camden Council Tax band C : £ 1259.97  
EPC - D

### Asking Price £440,000

Lettings: 020 7625 1000  
Sales: 020 7625 7000



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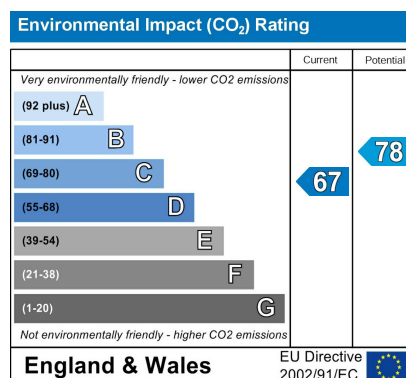
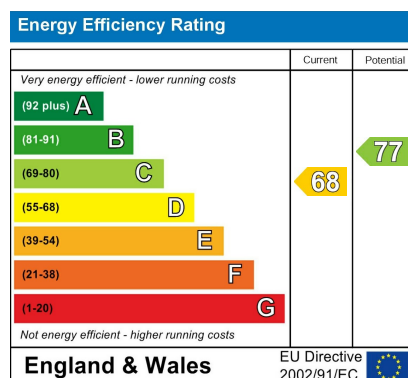
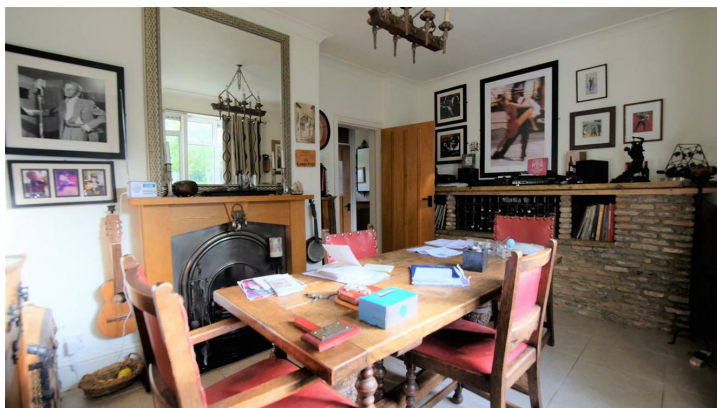


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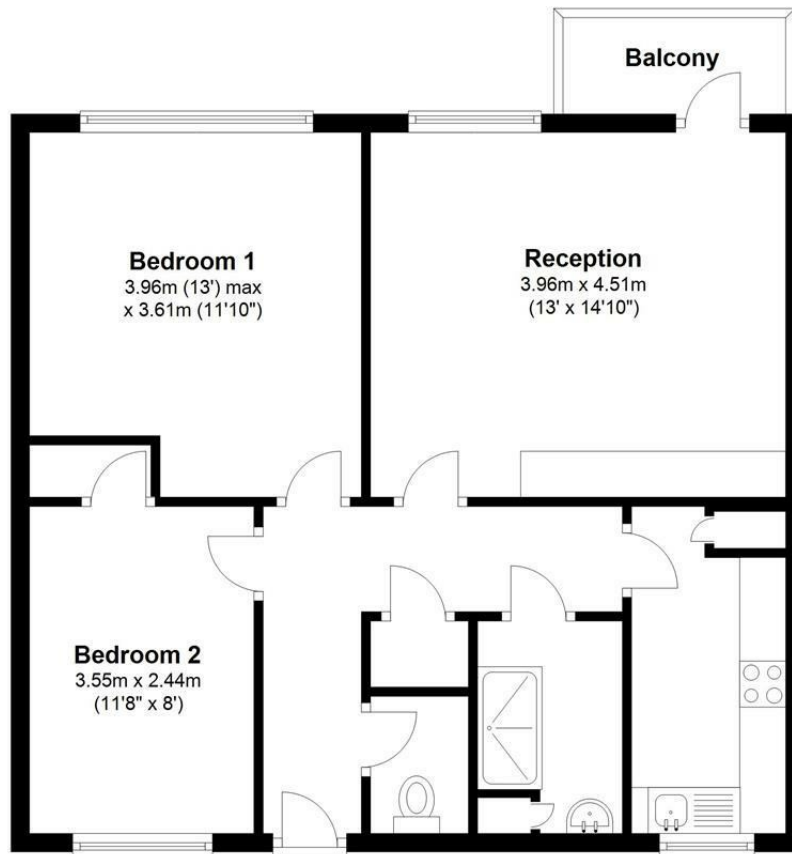
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## Ground Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

Measurements and features shown are approximate and for illustrative purposes only. Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for error or omission. If there is any aspect of importance you should carry out or commission your own inspection.

Plan produced using PlanUp.

**IMPORTANT NOTICE** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).