



## Canterbury Terrace ,London NW6 5DY Asking Price £450,000

FANTASTIC BUY TO LET /FAMILY PURCHASE OPPORTUNITY. Located within a short walk of Queens Park with its vast array of restaurants, cafes and Zone 2 Under and Overground Station this 3 double bedroom apartment with 2 balconies spans some 900 sq feet. In need of cosmetic refurbishment, the property benefits from Gas Fired Central Heating, Double glazed windows throughout, new electrics, Long lease with minimal Ground Rent, and reasonable service charges. This property would be an ideal affordable family purchase or a great rental investment with an annual rent after refurbishment expected towards £28,000 Per year. Offering Vacant possession we urge your immediate viewing to avoid disappointment. Northwest 6 0207 328 2320

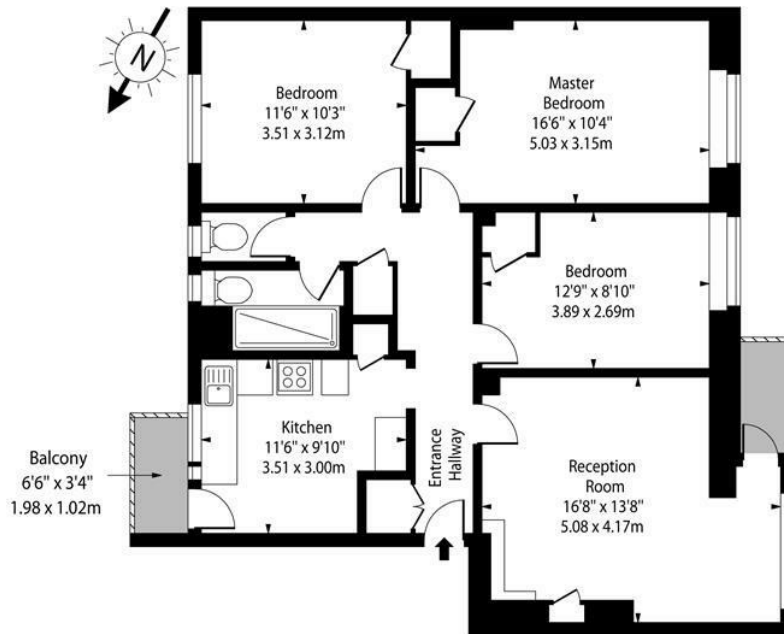
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# Carlton House, Canterbury Terrace, NW6

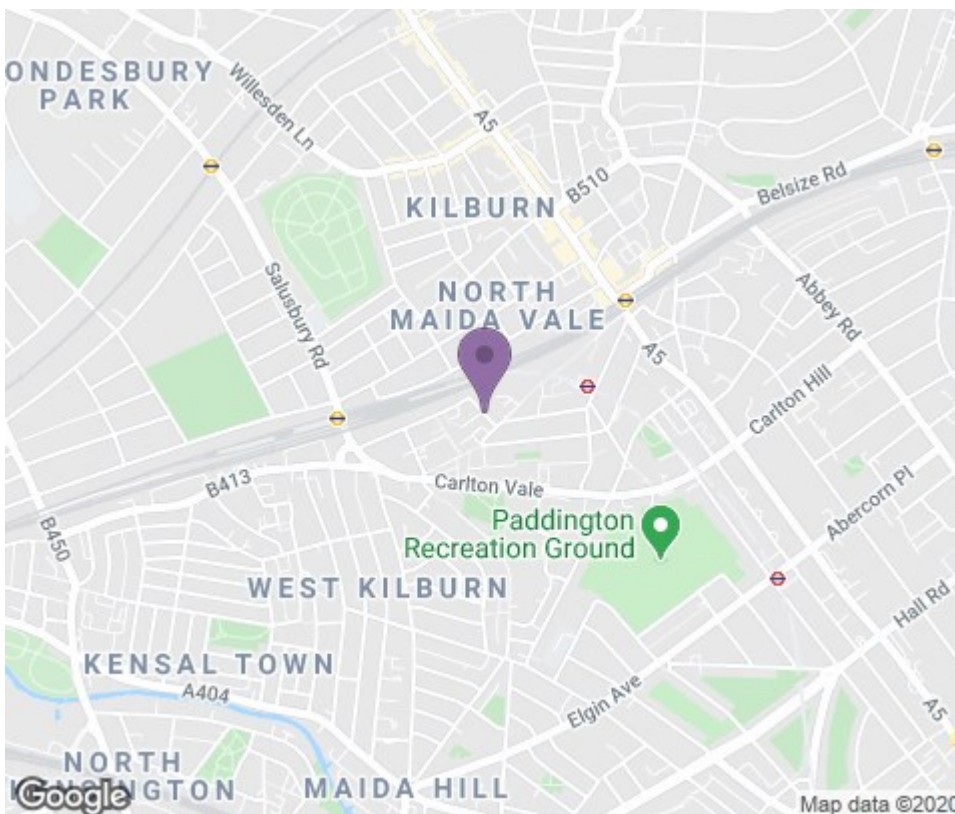


Third Floor

Approx Gross Internal Area 906 Sq Ft - 84.17 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40999

This floor plan should be used as a general outline for guidance only. 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 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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