

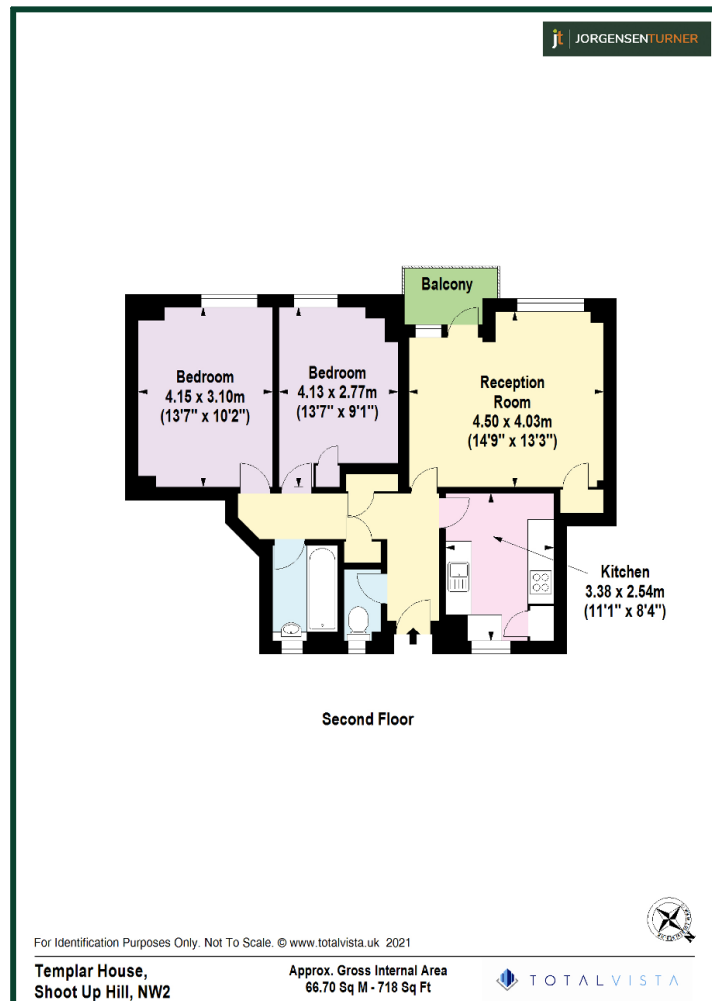
## Templar House, Shoot Up Hill, NW2



### £325,000 Leasehold

- Ideal Investment property
- Reception room with balcony
- Bathroom and separate WC
- Second floor flat with lift access
- Two double bedrooms
- Separate kitchen
- Close to Kilburn Station
- Immediate vacant possession and no chain

## Templar House, Shoot Up Hill, NW2



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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