



Brondesbury Road, NW6



2



1



2



1312.00 sq
ft



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NEW TO THE MARKET – located in the heart of Queen's Park, this is a beautiful 2 to 3 bedroom ground floor garden conversion benefitting from its own entrance. Converted from a large Edwardian house, the flat has an elegant mix of period and contemporary features throughout. With impressive ceiling heights and a superb kitchen/dining area which opens onto a beautifully maintained and peaceful south-west facing rear garden.

Accommodation is just over 1300 sq. feet, with 2 to 3 generous double bedrooms, 2 bathrooms and a delightful reception room. This is a rare opportunity to acquire a property that has so much to offer.

Situated on tree-lined Brondesbury Road, Queen's Park, the flat is just a short walk to the attractive and eclectic Salusbury Road – fast becoming one of London's most sought after areas and offering a

£1,225,000 Share of Freehold

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superb array of local delis, bars, restaurants and shops.

Excellent transport connections into Central London, with Queen's Park Station (Bakerloo Line Zone 2) and Brondesbury Park (Overground) Station both very close by.

£1,225,000 Share of Freehold
1312.00 sq





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- 1312 sq ft
- 2/3 double bedrooms, 2 bathrooms, 1 reception room
- Period property
- Large, beautifully designed kitchen
- 60 ft southwest facing private garden
- Solid wood floors and high ceilings
- Ground and lower ground floor
- Own entrance
- Transport: Queens Park (Bakerloo - Zone 2)
- Council Tax: Brent (D)
- Share of freehold
- 999 year lease
- Chain free

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LOWER GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		59	71
Not energy efficient - higher running costs England & Wales		EU Directive 2012/27/EC	

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