



Brondesbury Villas, NW6



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386.00 sq
ft



B

FOR SALE is this well presented studio apartment, offering 386 sqft of internal living accommodation. Comprised on the Second Floor of a purpose built block on a sought-after road in the heart of Queen's Park, the property offers a rare opportunity to acquire a generously sized studio in an enviable location.

Accommodation includes a sizeable front reception room/bedroom, a fully-fitted kitchen that's accessible via doors in the reception room and a separate three piece bathroom. Owing to the property's southerly aspect, the front room is abundant in natural light throughout the day. The property will also benefit from new double glazed windows and redecorated communal areas, scheduled to take place soon.

Brondesbury Villas is a quiet, tree-lined residential road that connects Queen's Park and Kilburn; the property is therefore ideally situated to access the varied amenities of both, however the property is firmly on the Queen's Park end. Local transport links include Queen's Park (Bakerloo; Zone 2), Kilburn High Road (Overground) and Kilburn (Jubilee; Zone 2).

- A well presented studio apartment.
- Bright, south-facing reception.
- Communal Garden and Loft Space
- Offers 386 sqft of living accommodation.
- Offered with no upper chain.
- Council Tax (Brent) B - Leasehold- EPC (C)

£275,000 Leasehold

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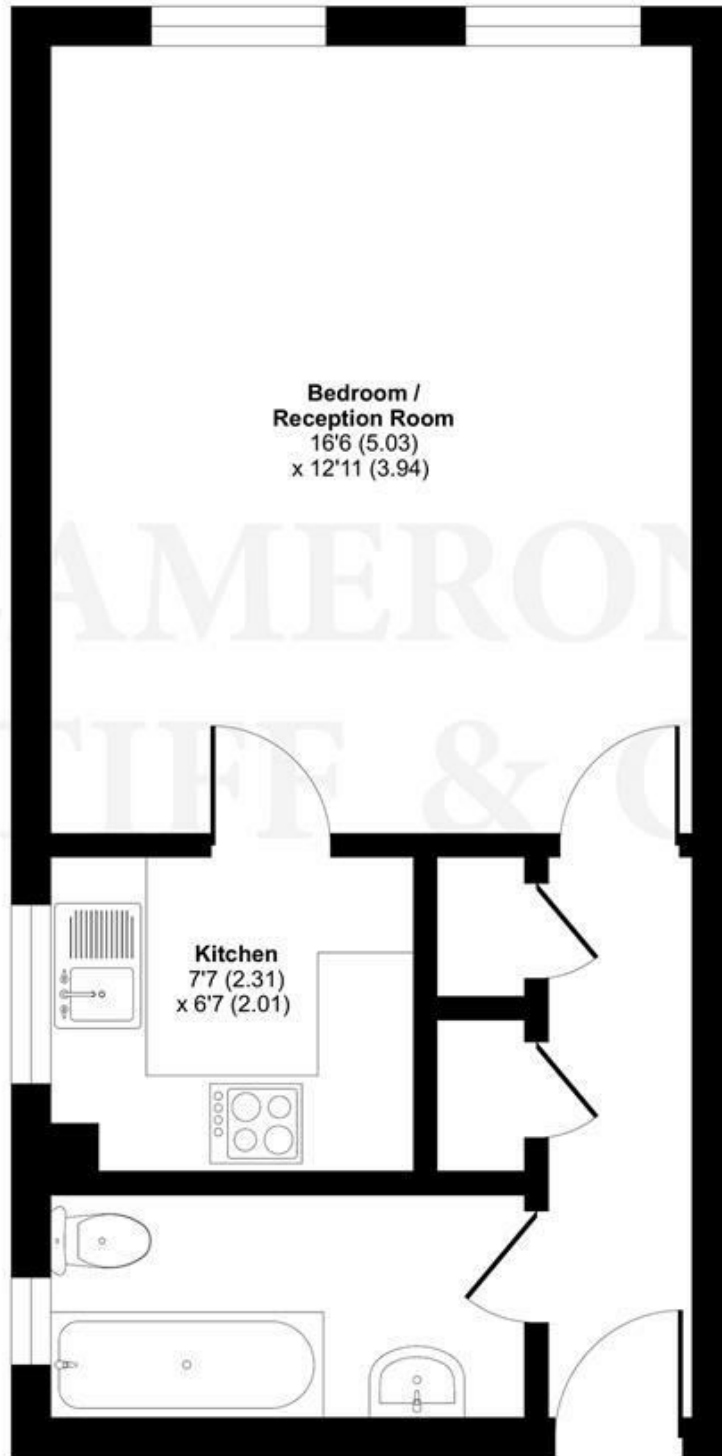
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SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Camerons Stiff & Co. REF: 876949

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