



## Brondesbury Villas, NW6



2



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867.00  
sq ft

Situated within this imposing character property in Queen's Park is this raised Top Floor, two bedroom flat that has been well presented throughout and is available with NO UPPER CHAIN. Accommodation spans just over 867 sq ft and includes a 15ft reception room with large windows and high ceilings, two good sized double bedrooms, a modern kitchen with a full range of wall base units and a family bathroom.

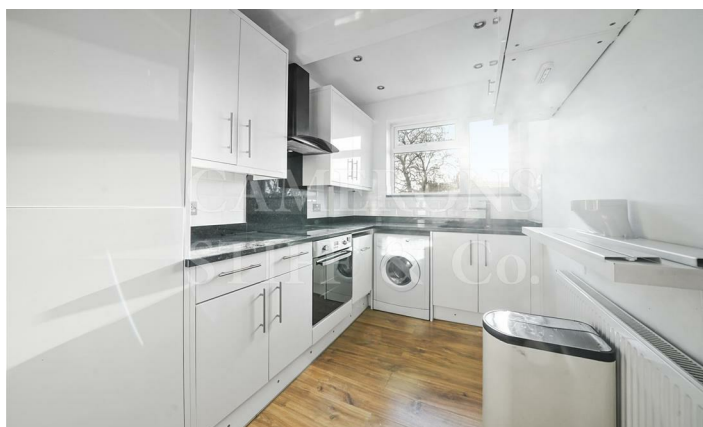
Brondesbury Villas is situated near the popular Salusbury Road and Lonsdale Road with its extensive selection of bars, restaurants, boutique shops and local amenities including gyms, health clubs and yoga clubs. Both Queen's Park (Bakerloo) & Brondesbury Park (Overground) stations are a short distance away. Early viewing is recommended to fully appreciate the property. It is an ideal flat for a First Time Buyer, Investment property or a Buy To Let.

- Two bedroom, Top Floor Flat in Queen's Park
- Wooden flooring in most rooms
- The property has recently been decorated
- Spanning 867 sq ft of accommodation
- Share of freehold
- Early viewing is highly recommended.

**£575,000 Share of Freehold**

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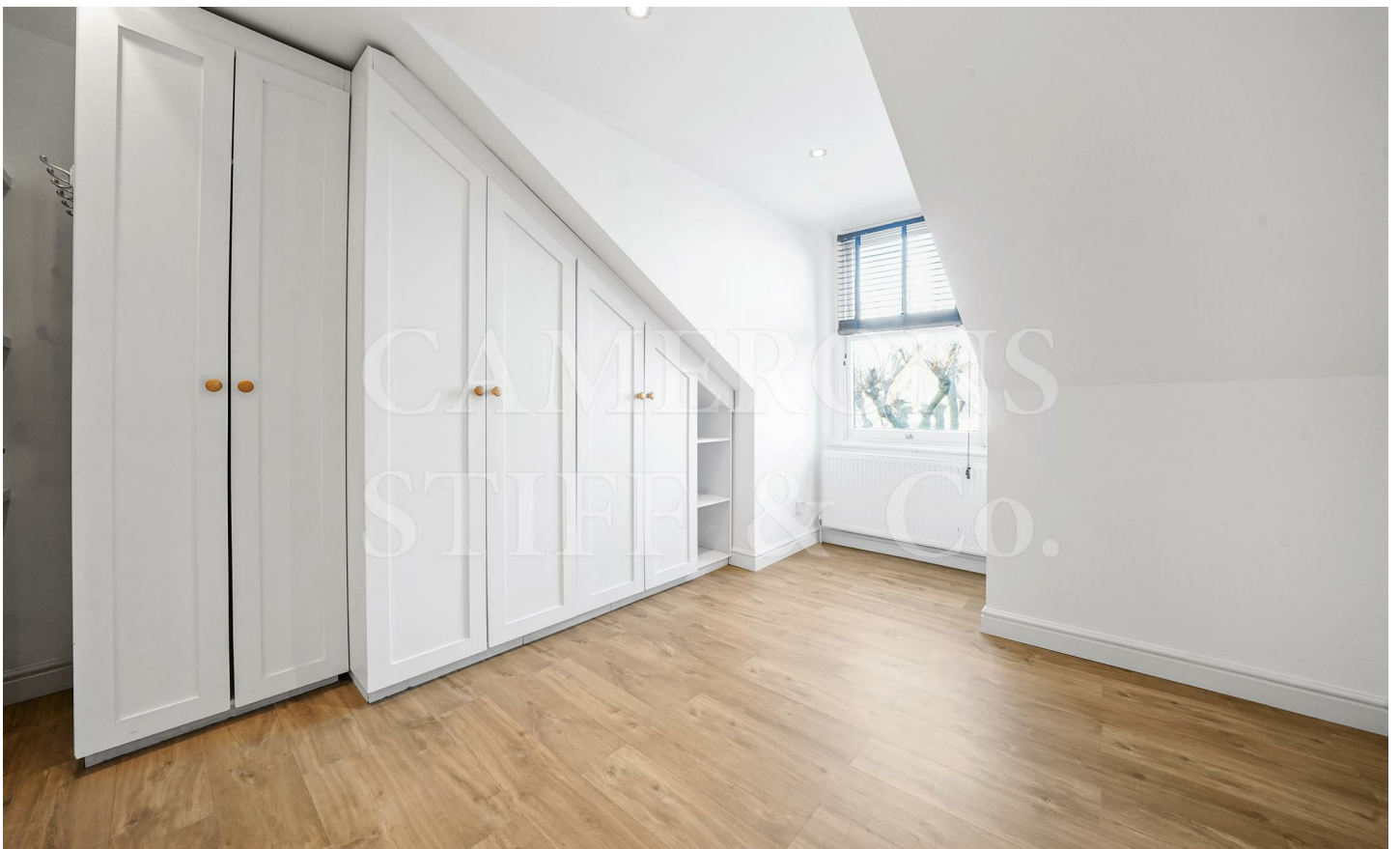
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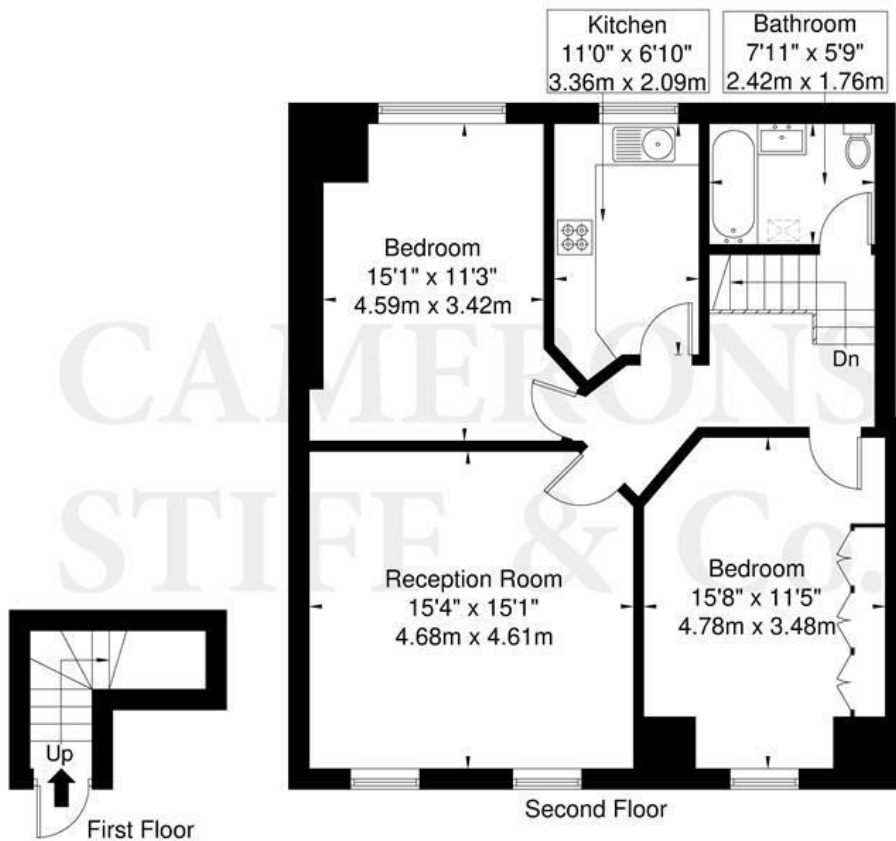
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Brondesbury Villas, NW6

Approx. Gross Internal Area = 80.6 sq m / 867 sq ft



Ref 16158527

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

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