



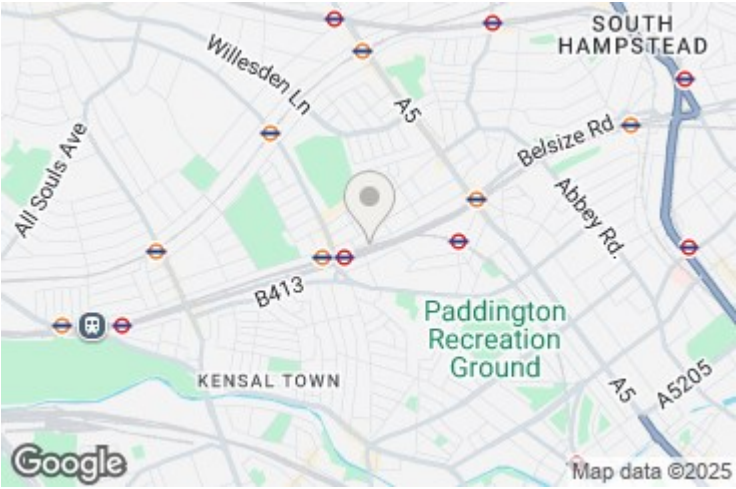
## Brondesbury Villas, Queens Park NW6

**£475,000**

A bright and spacious One Bedroom apartment situated on the raised ground floor of this delightful period conversion. The property comprises of lovely reception, double bedroom, kitchen and a fully tiled shower room. The flat further benefits from high ceilings and a loft for further storage. The property is located in this popular turning located close to the vibrant amenities of Queens Park's Salusbury Road with its numerous shops and cafes and transport links of Queens Park Underground Station (Bakerloo Line) & Overground Station as well as Kilburn Park Underground Station (Bakerloo Line) and Kilburn High Road Overground. The flat has a Share of Freehold with 994 years unexpired, service charge £1750 pa, Council Tax Band D. **SOLE AGENTS**

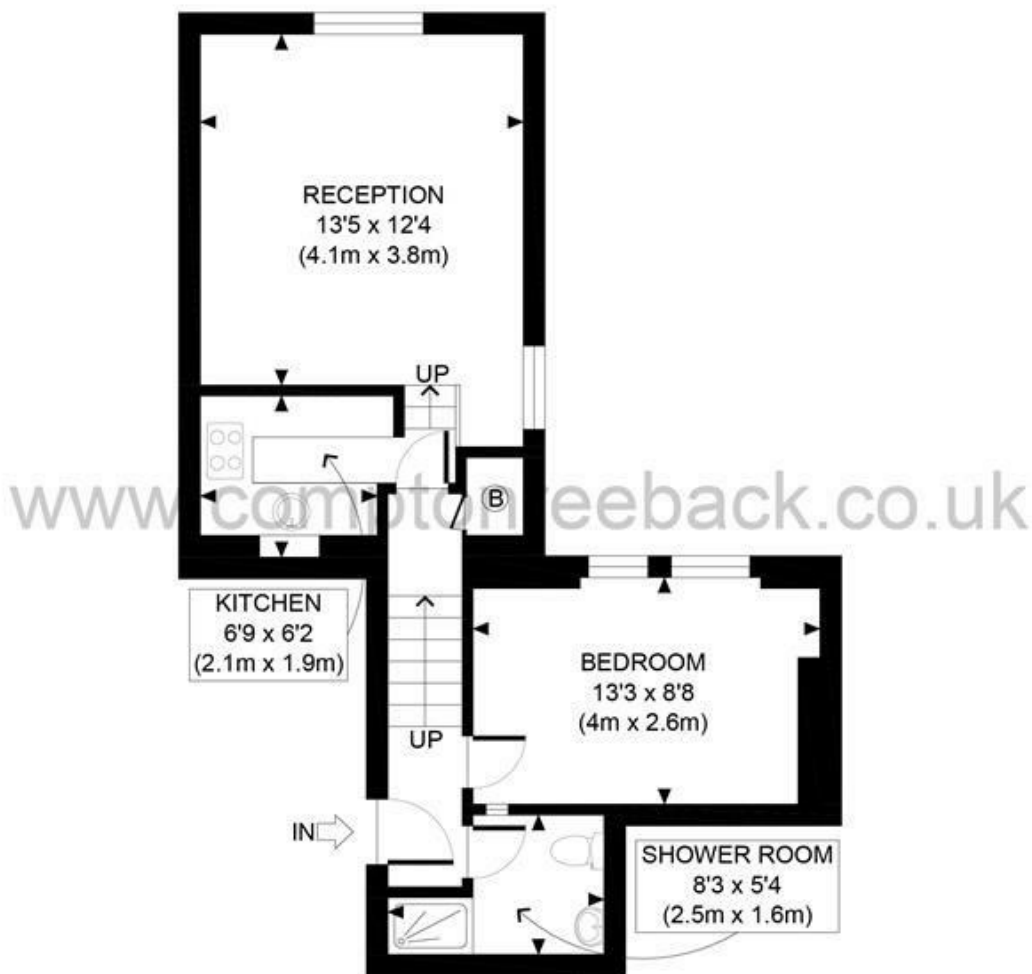
Brondesbury Villas, Queens Park NW6

Bathroom



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		
Not energy efficient - higher running costs		
	73	81
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 441 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQM

Ref:

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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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