



Two bedroom apartment with terrace and parking.

Salisbury Road  
Queens Park, NW6 6RJ

**Lounge/Kitchen**

5.82m x 4.4m  
19'1" x 14'5"

**Bedroom 1**

2.93m x 4.31m  
9'7" x 14'2"

**Bedroom 2**

2.13m x 3.44m  
7'0" x 11'3"

**Terrace**

Brand new second floor two bedroom flat (693 ft<sup>2</sup>) with terrace.

Quantic House is situated within a quiet courtyard development on Salisbury Road, Queens Park. The development comprises twelve individually designed one and two bedroom apartments each benefitting from allocated car parking and a storage room.

All apartments have lift access, underfloor heating, utility cupboard, video entry phone, designer kitchen and bathroom and a 10 year building warranty.

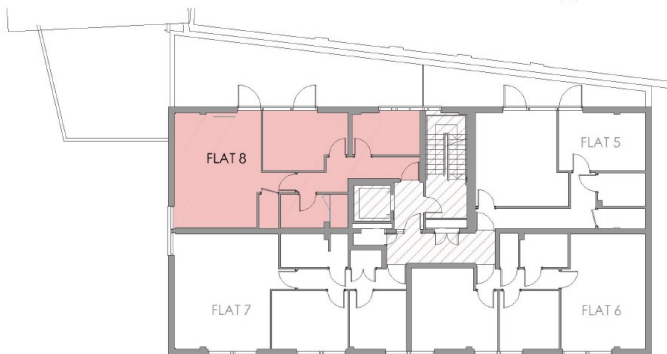
Living room CGI from flat 4, bedroom CGI from flat 9.

**Asking Price £690,000**  
Leasehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**FLAT 8 FLOOR PLAN**

**LIVING / KITCHEN / DINING**  
4.41m x 5.82m  
14' 5" x 19' 1"

**BEDROOM 1**  
4.32m x 2.93m  
14' 1" x 9' 7"

**BEDROOM 2**  
3.45m x 2.14m  
11' 3" x 6' 11"

**FLAT 8**  
64.4m<sup>2</sup> (693ft<sup>2</sup>)

SECOND FLOOR PLAN