



Quantic House, a brand new development of twelve apartments, all with parking.

Salisbury Road  
Queens Park, NW6 6RN

**Lounge/Kitchen**  
5.82m x 4.28m  
19'1" x 14'1"

**Bedroom 1**  
4.11m x 4.37m  
13'6" x 14'4"

**Bedroom 2**  
2.93m x 3.03m  
9'7" x 9'11"

Brand new second floor two bedroom flat (653 ft<sup>2</sup>).

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 £590,000**  
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>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



FIRST FLOOR PLAN



FLAT 3 FLOOR PLAN

**LIVING / KITCHEN / DINING**  
4.85m x 5.82m  
15' 10" x 19' 1"

**BEDROOM 1**  
3.85m x 2.94m  
12' 7" x 9' 7"

**BEDROOM 2**  
2.88m x 2.94m  
9' 4" x 9' 7"

**FLAT 3**  
60.7m<sup>2</sup> (653ft<sup>2</sup>)