



nwlproperty.com

£475,000



40 Brondesbury Villas

London NW6 6AB

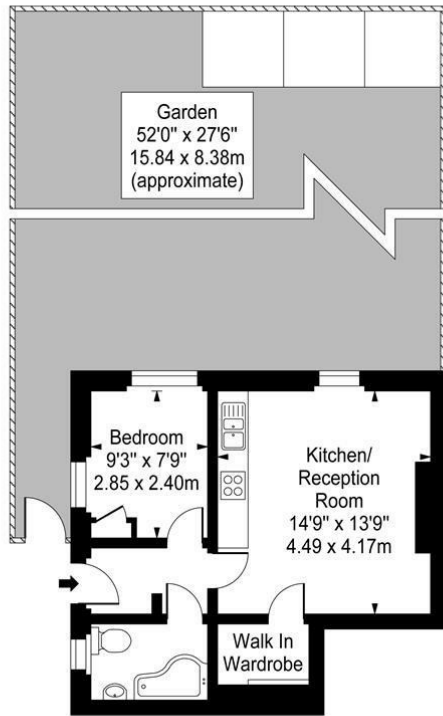
NWL Property are delighted to offer the opportunity to acquire this 1 Bedroom flat with large communal garden situated on the popular tree lined Brondesbury Villas.

Refurbished to a high quality, the flat boasts high ceilings, fitted kitchen and large windows with views of the good sized communal garden. Located in walking distance from both Kilburn and Queens park overground and underground stations and moments from the local shops and restaurants on Kilburn High Road this property would be perfect for professional couple.

Viewing recommended 0207 183 7879



Bordesbury Villas, NW6



Lower Ground Floor

Approx Gross Internal Area 390 Sq Ft - 36.19 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.35331

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ACCOMMODATION

- Walking distance to Kilburn High Road
- Large garden
- Private access
- Close to tube/rail station



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) C
(69-80) C			(55-68) D
(55-68) D			(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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