

Willesden Lane, Queen's Park NW6



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A luxury two bedroom apartment on the second floor of a modern building with communal gardens. The property offers 750 sq. ft of immaculate accommodation. It provides an open-plan kitchen/reception equipped with fully integrated Bosch appliances and a decked balcony, a modern three-piece bathroom and two spacious double bedrooms.

This apartment further benefits from a video/audio entry system and communal gardens, including a bicycle store and would be ideal for a first time buyer or a rental investment.



Guide price: £595,000

Tenure: Leasehold: approximately 117 years remaining

Service charge: £1,182 per annum, reviewed every 25 years, next review 2141

Ground rent: £350 per annum, reviewed every 25 years, next review 2141

Local authority: London Borough of Brent

Council tax band: D



Willesden Lane is conveniently located within close proximity to Brondesbury Park Station (0.4miles) for the Overground; taking you east to Stratford and south to Clapham Junction.

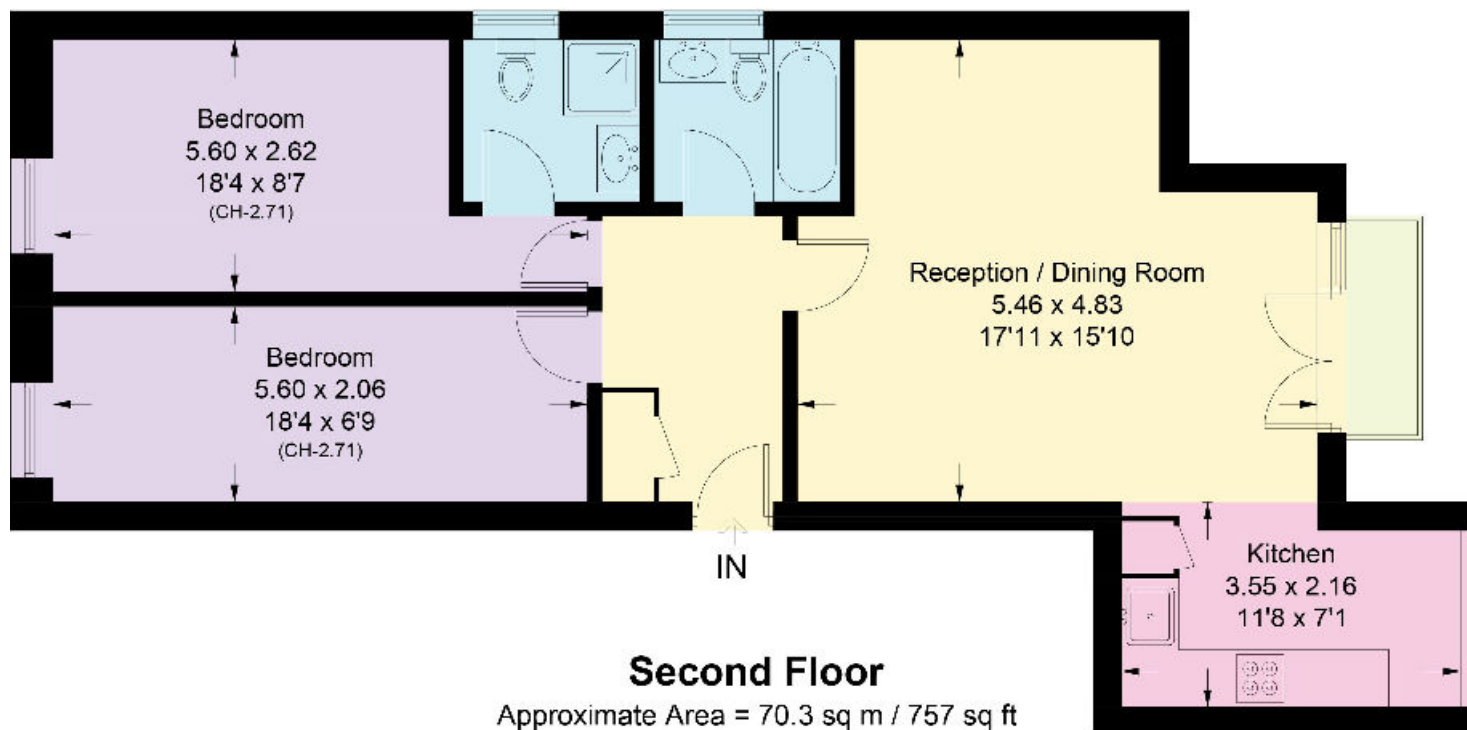
Kilburn Station is also a short walk (0.7 miles) with access to the Jubilee Line to Stanmore and through central London and into the City to Canary Wharf.

Directly across from the development is the beautiful Paddington Cemetery which also acts as a cut through to the shops and cafes of the desirable Salusbury Road in Queen's Park



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Approximate Area = 70.3 sq m / 757 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Second Floor

Approximate Area = 70.3 sq m / 757 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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