

Cavendish Road, Queen's Park NW6



Cavendish Road, Queen's Park **NW6**

Located on the tree lined street of Cavendish Road, this fantastic bright and airy top floor flat provides a wealth of light and space.

A beautiful open plan kitchen/reception room is the main focal point of the property. It offers plenty of natural light through the stunning floor to ceiling bi-folding doors that open on to the Juliet balcony. Stylish fixtures and fittings are consistent throughout and include a marble backsplash and a central island that creates a partition between the kitchen/reception room.



Guide price: £750,000

Tenure: Leasehold: approximately 982 years remaining

Service charge: £75 per annum, please note we have been unable to confirm the review periods. You should ensure you make your own enquiries.

Local authority: London Borough of Brent

Council tax band: D





There are also three double bedrooms, all of which offer built in storage, and a family bathroom with a double vanity. The principal suite also benefits from an en suite bathroom and elevated views of the London Skyline. The property further benefits from the use of the 100ft communal gardens as well as a share of freehold.

Cavendish Road is conveniently located for the local amenities of both Queen's Park and Kilburn, which include a wide array of shops, restaurants and bistro pubs as well as the green open spaces of Queen's Park itself and Paddington Old Cemetery.

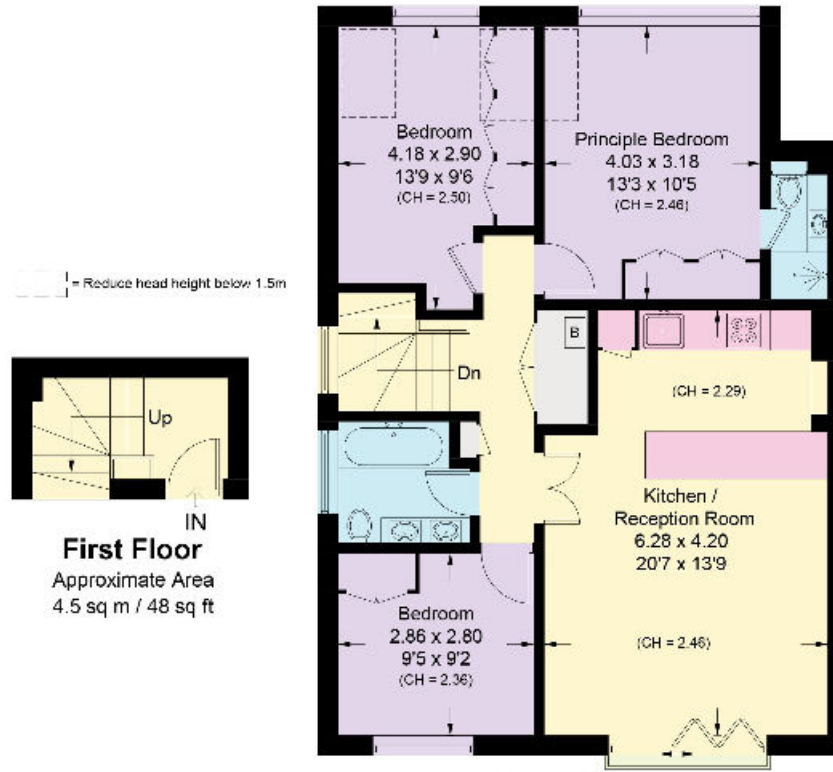
The property is also well connected with Brondesbury Overground Station and Kilburn Jubilee Station which are both equidistance from Cavendish Road.



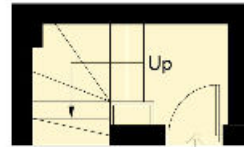


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Approximate Area = 79.4 sq m / 854 sq ft



--- = Reduce head height below 1.5m



First Floor
Approximate Area
4.5 sq m / 48 sq ft

Second Floor

Approximate Area = 74.9 sq m / 806 sq ft
Including Limited Use Area (3.6 sq m / 39 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.

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We would be delighted to tell you more

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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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