

Brondesbury Road, London NW6

Located on the sought-after Brondesbury Road, this immaculately designed three-bedroom apartment, that provides generously sized living spaces spread across two floors.

Sumptuous dark wood flooring creates a striking contrast against the bright and airy ambiance of the ground floor. The open-plan kitchen and dining area serve as an ideal setting for both everyday living and hosting guests, seamlessly extending via the living room into the landscaped garden through crittal doors. A large roof light bathes the space in natural light from above.









Guide price: £1,300,000

Tenure: Share of freehold plus leasehold: approximately 900 years remaining

Local authority: London Borough of Brent

Council tax band: E









Additionally, a spacious double bedroom featuring a majestic bay window and an adjacent shower room can be found.

Descending to the lower ground floor, the luxurious touches persist. Here, two generously proportioned double bedrooms are located. The principal bedroom impresses with a walk-through wardrobe that leads you to the larger than average bathroom enjoying a roll-top bath, and glass doors granting access to a private terrace. The second bedroom features a built-in double bed with ample built-in wardrobes and an en-suite bathroom. There is also off-street parking for two cars.







Brondesbury Road, NW6



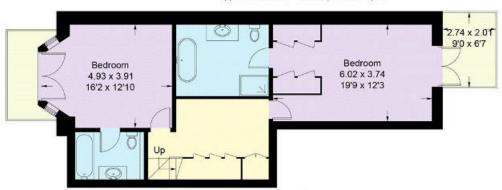
Total Area = 139.8 sq m/1,504 sq ft (including Garden Studio)

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



Ground Floor

Approximate Area = 63.7 sq m / 686 sq ft



Knight Frank

Queens Park

We would be delighted to tell you more

NW6 6NP

Queen's Park 020 3815 3020

knightfrank.co.uk

60c Salusbury Road

queenspark@knightfrank.com

Lower Ground Floor

Approximate Area = 69.7 sq m / 750 sq ft



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated February 2024. Photographs and videos dated February 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.