

# Library Apartments, Bathurst Gardens NW10

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Behind its modest yet elegant exterior, a former library has been transformed into a collection of four luxury apartments, including this stunning two-bedroom loft-style residence.

Spanning 1,178 sq. ft, the home boasts an expansive open-plan kitchen and reception room with soaring vaulted ceilings, accentuated by exposed trusses that add a sense of grandeur. Strategically placed windows flood the space with natural light. The apartment features two generously sized double bedrooms, one of which includes fitted storage



**Guide price:** £900,000

**Tenure:** Share of freehold plus leasehold, approximately 993 years remaining

**Service charge:** Please note we have been unable to confirm the service charge and ground rent.

**Local authority:** London Borough of Brent

**Council tax band:** D









The luxurious bathroom has been designed with serenity and sanctuary in mind, equipped with two rainfall showers and a roll-top bath. Completing the home is a charming roof terrace with panoramic views of Kensal Rise.

Further benefits include, keyless entry fobs / video entry systems, private storage lockers in the main entrance hall, vaulted ceilings, chain free and a share of the freehold.




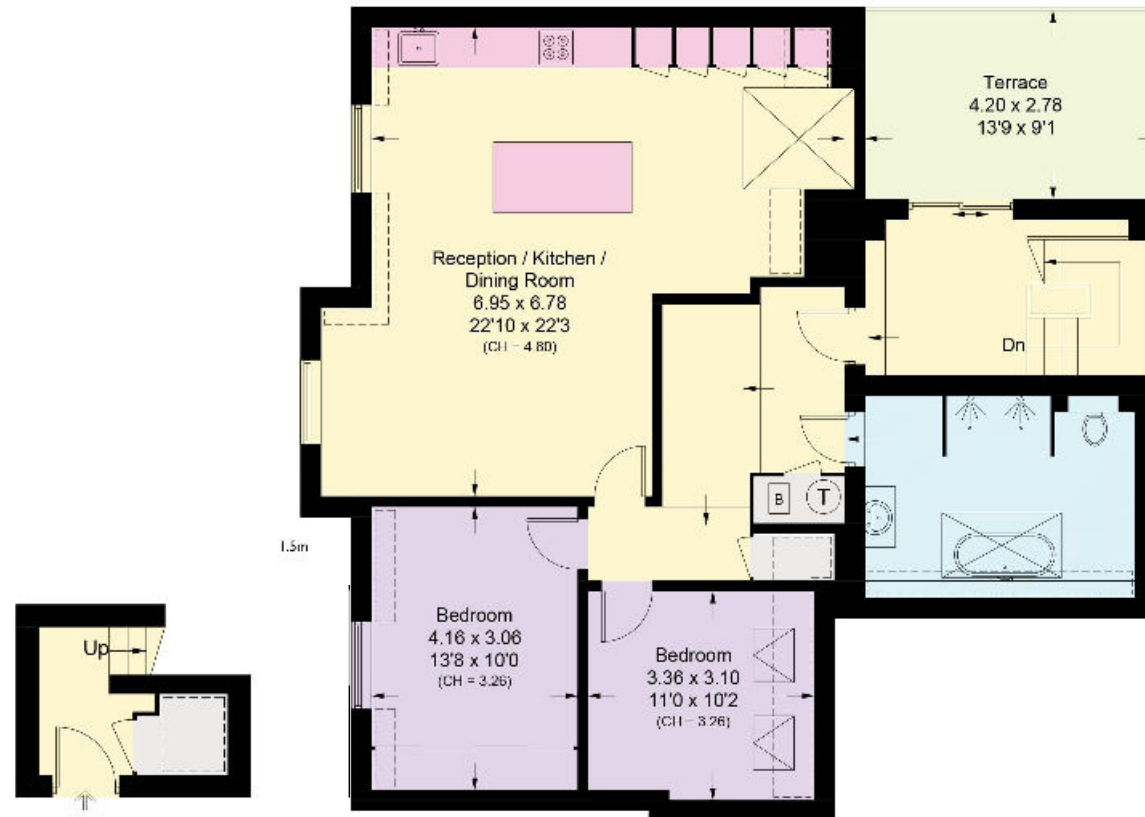


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Approximate Area = 109.5 sq m / 1178 sq ft



 = Reduce head height below 1.5m



## First Floor

Approximate Area = 4.3 sq m / 46 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)

## Second Floor

Approximate Area = 105.2 sq m / 1132 sq ft  
Including Limited Use Area (7.4 sq m / 80 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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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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