



BRONDESBURY ROAD

Queen's Park NW6







# SET ON THE HIGHLY SOUGHT- AFTER BRONDESBURY ROAD

This beautifully arranged two-bedroom apartment offers generous living space across two levels.

|                                                                                      |                                                                                       |                                                                                       |     |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
| 2                                                                                    | 1                                                                                     | 1                                                                                     | C   |
|  |  |                                                                                       |     |

Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Share of Freehold plus leasehold with approximately 101 years remaining

Service charge: \*

Ground rent: \*

Guide Price : £875,000



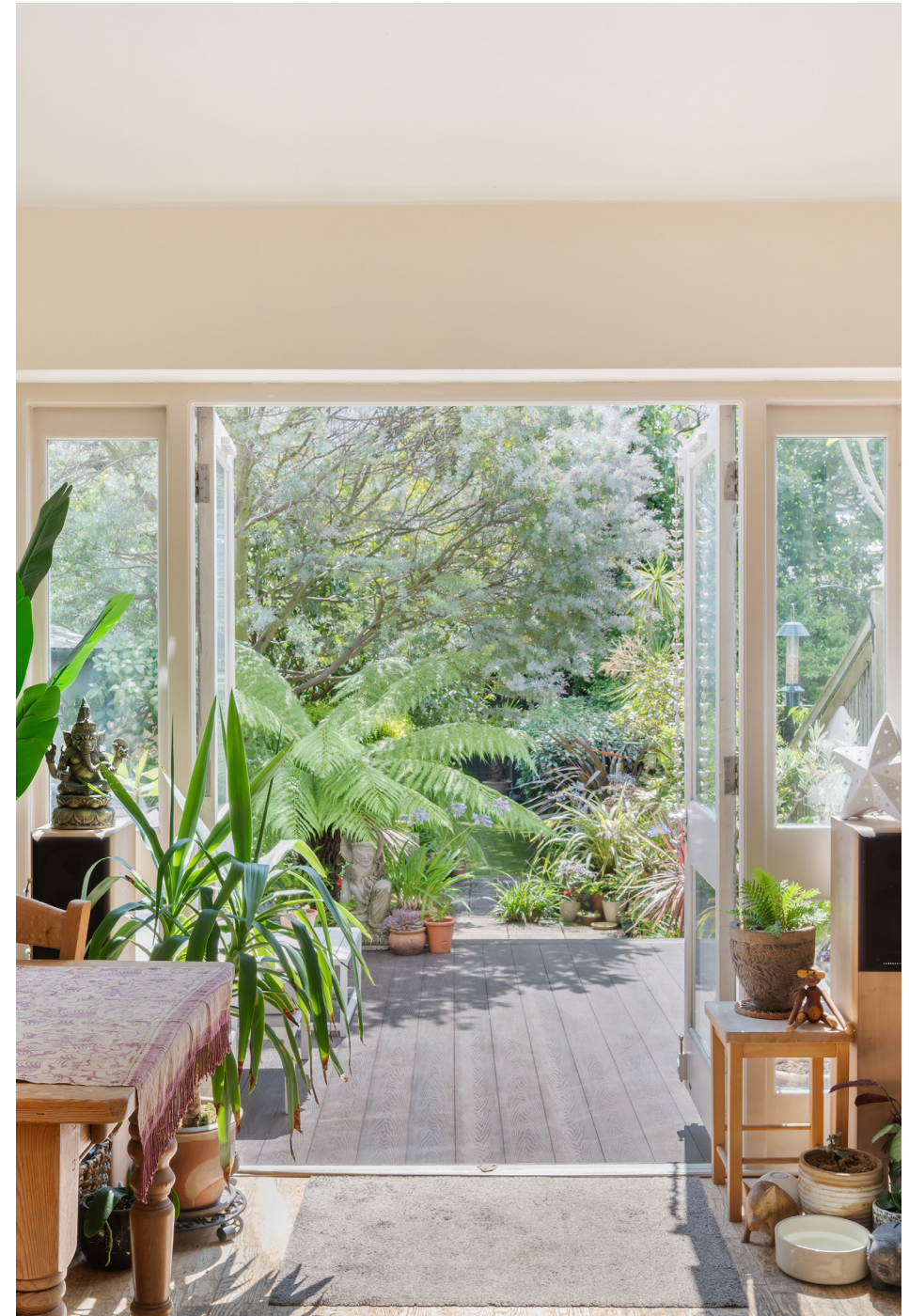






The bright and spacious reception room serves as the heart of the home, featuring vaulted ceilings, a sunny south-facing aspect, and direct access to a charming, landscaped garden. Extending to 74 feet, the garden has been lovingly maintained and includes a decked area along with mature shrubs and neatly kept borders.

Downstairs, the lower ground floor hosts a contemporary kitchen complete with a range of integrated appliances. The property further benefits from off-street parking for one car.











The home offers two well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom is positioned at the front of the property and benefits from elegant bay windows and fitted wardrobes.

\*Please note we have been unable to confirm the service charge, ground rent and review periods. You should ensure you make your own enquiries.



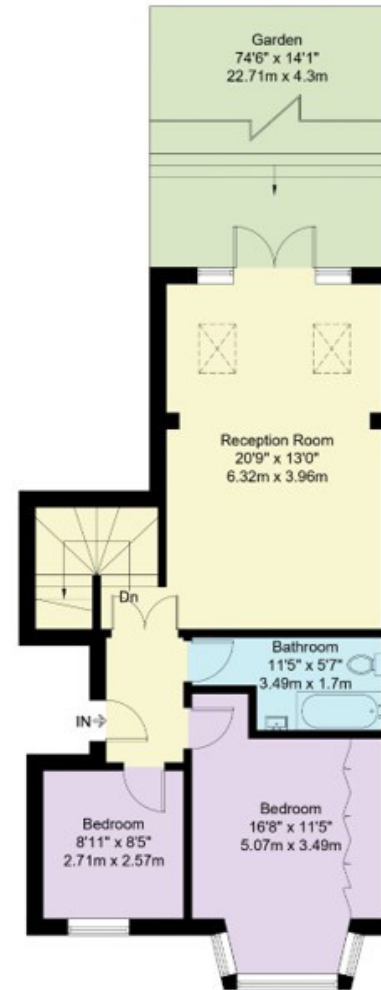








Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 77.4 sq m / 833sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





Queen's Park

02030 815 3020

Queenspark@knightfrank.com

Knight Frank Queen's Park

60c Salusbury Road

London NW6 6NP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 July 2025. Photographs and videos dated July 2025 All information is correct at the time of going to print. 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 W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



