



Brondesbury Park, NW6



Offered CHAIN FREE and available for the first time in circa 40 years, we are pleased to offer this 2-Bedroom Ground Floor Garden Flat with sole use of the front garden and off street parking for 2 cars. The flat requires modernisation, thus offering an excellent opportunity for a keen buyer to reimagine this flat to their own taste.

Covering just under 1200 sq ft, the flat has its own entrance, large hallway, 2 bedrooms, a three-piece bathroom, a large kitchen / diner, opening onto the conservatory and a 100 ft garden. The neighbouring flat has a large 6m rear extension, which this flat could mirror, subject to planning consents.

The flat offers great potential: once extended and refurbished it could offer circa 1400 sq ft, including a garden studio - increasing the value thanks to its proximity to Queens Park.

Brondesbury Park is well-positioned for the independent bars, restaurants, wellness spas, yoga studios and the green open spaces of Queens Park. Transport links to other parts of London are also within easy reach, such as Brondesbury Park Overground, Kilburn (Jubilee) and Queens Park (Bakerloo) - Zone 2.

- CHAIN FREE 1218 sq ft Garden Flat
- In need of modernisation
- Transport: Brondesbury Park (Overground), Kilburn (Jubilee), Queens Park (Bakerloo) - Zone 2
- Three bedrooms and 1 bathroom
- Potential to extend (STPP)
- Council: Brent (D) - LEASEHOLD

£850,000 Leasehold

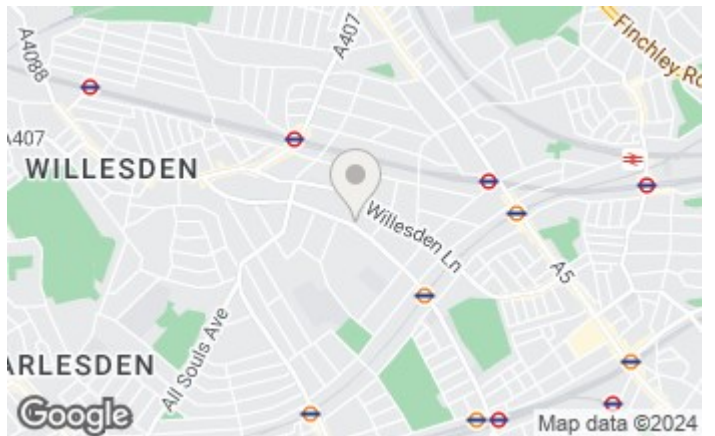
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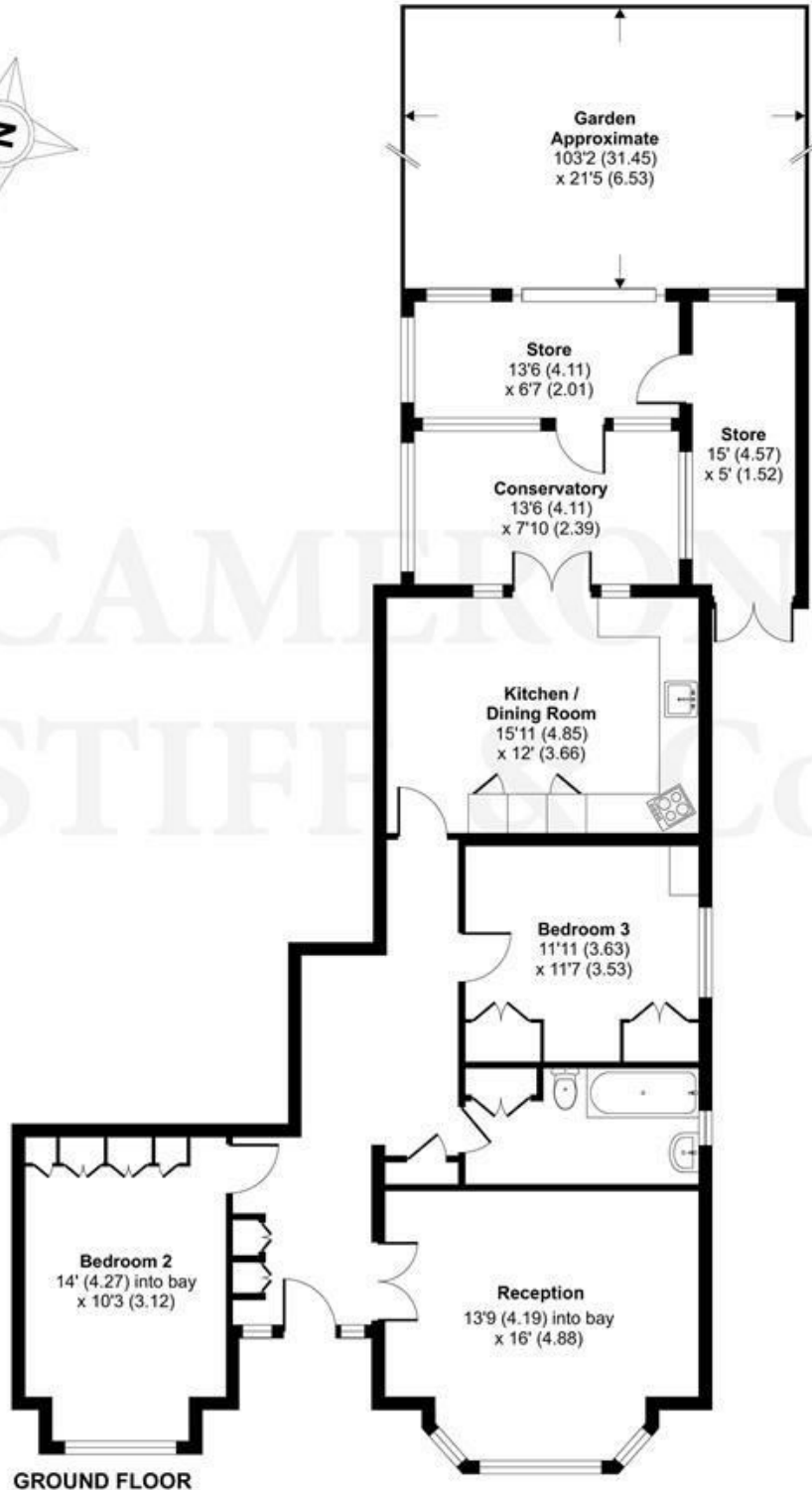
Brondesbury Park, London, NW6

Approximate Area = 1056 sq ft / 98.1 sq m

Outbuilding = 162 sq ft / 15 sq m

Total = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Camerons Stiff & Co. REF: 961419

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