



## Victoria Road, NW6

### Share of Freehold - £850,000

FOR SALE is this newly refurbished two bedroom Garden Flat, occupying the entire floor of a large character building situated within the heart of Queen's Park providing 838 sq ft of charming accommodation.

The property offers a spacious layout, comprising a light-filled open plan living space, a contemporary sleek kitchen with integrated appliances and bi-folding doors that open onto the secluded rear decked patio/garden which includes a studio/office room. Two double bedrooms serviced by a modern Jack and Jill shower suite and a separate WC complete this floor.

Located just off Salusbury Road, this delightful property is moments away from the highly popular Salusbury Road and the beautiful green spaces of Queen's Park. Excellent transport links include Queens Park (Bakerloo - Zone 2).

- 2 bedroom Garden Flat offering 838 sq ft
- Exquisite herringbone parquet flooring
- Secluded courtyard
- COUNCIL: Brent (C)

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GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 838 SQ FT/ 77.8 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 778 SQ FT/ 72.2 SQM.



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: D

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