



**HUNTERS®**  
HERE TO GET *you* THERE





# Brondesbury Park, Kilburn, London

£325,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Hunters present this large one bedroom second floor flat, set within a well maintained purpose built apartment building. Set on the second floor and spanning over 502 square footage of living space, the property consists of a large reception room with dual aspect windows and a Juliette balcony, a separate kitchen with additional pantry space, modernised shower room with disabled features and one double bedroom. Sold chain-free.

Brondesbury Park is a tree-lined residential street with access to the shops, cafes, bars and restaurants in Willesden Green and Queen's Park. Transport links include Willesden Green (Jubilee) and Brondesbury Park (Overground), and multiple bus routes.

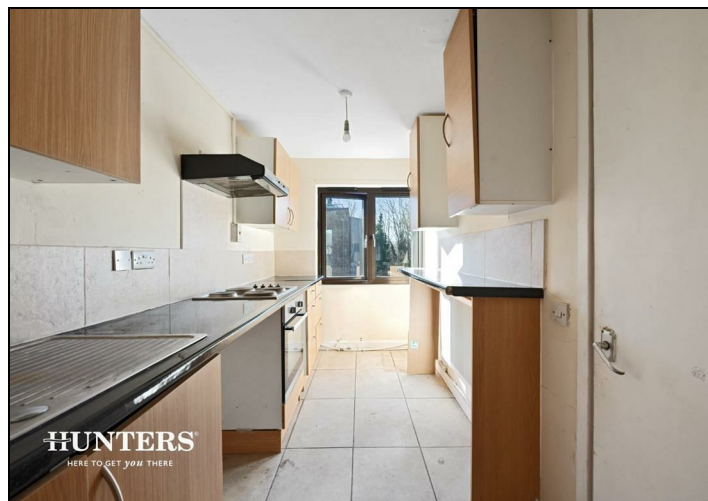
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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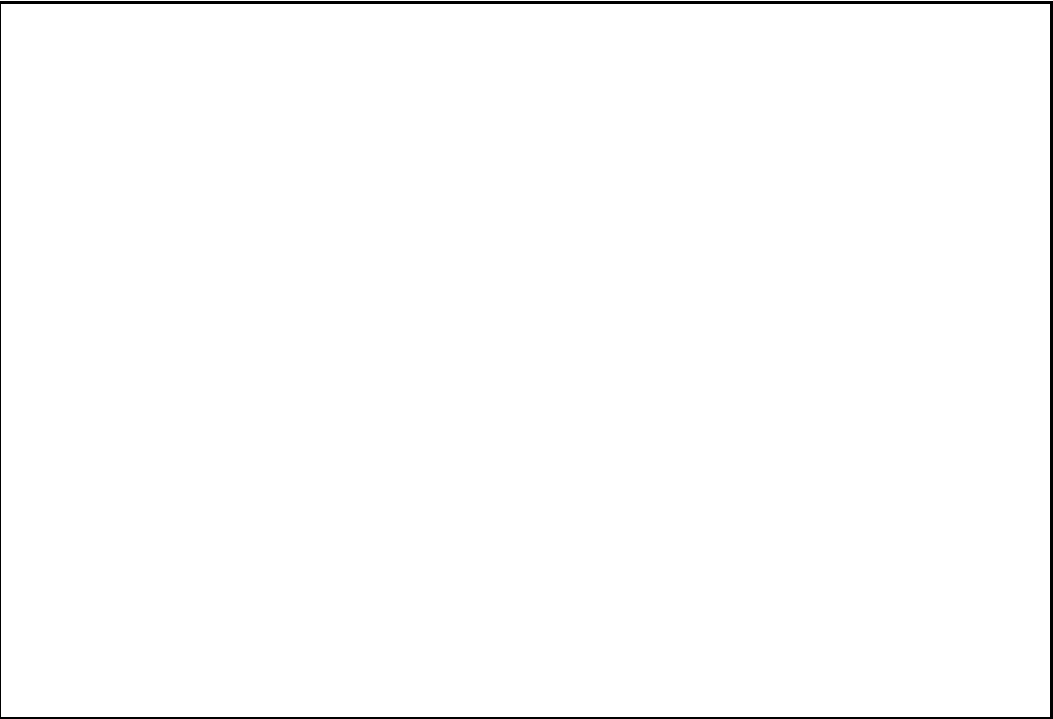


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## KEY FEATURES

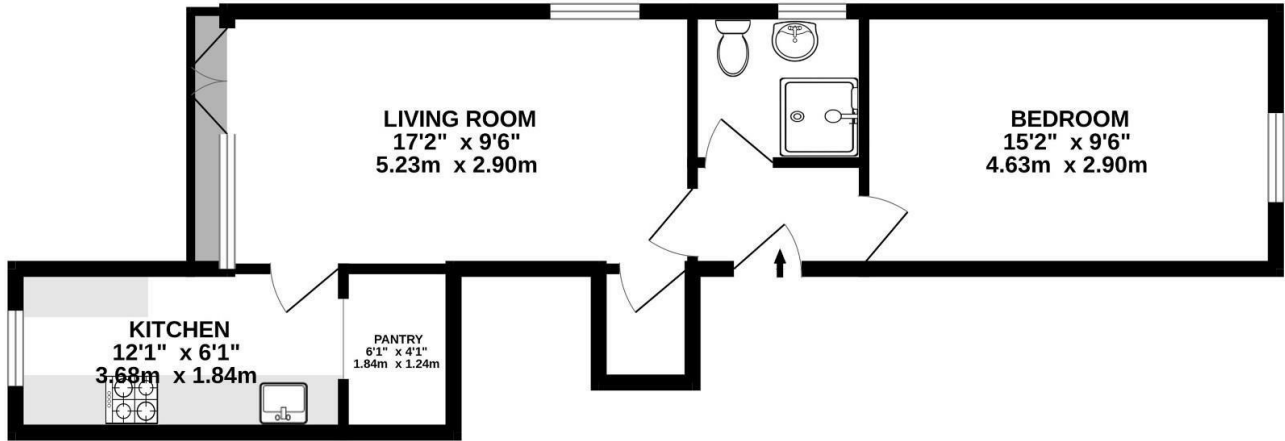
- One bedroom apartment
- 500 sq. ft. of living space
- Well maintained building
  - Tree lined street
  - Disabled features
- Dual aspect windows
  - Juliette balcony
- Sold Chain Free



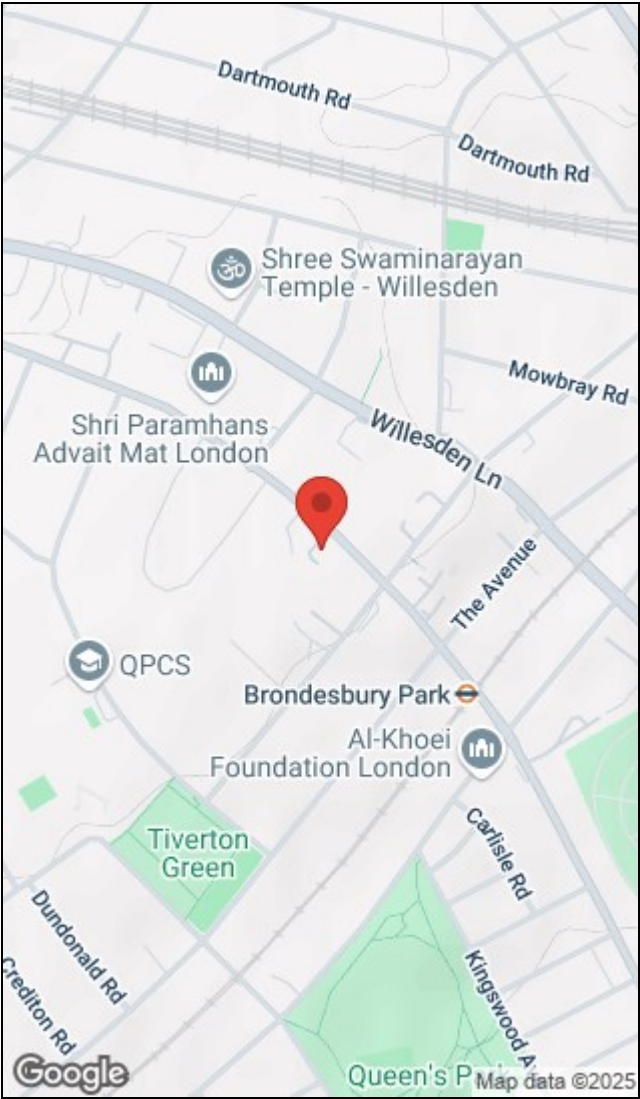




SECOND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502sq.ft. (46.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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