



HUNTERS[®]
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Queens Park, Victoria Road, London

£500,000



Located on Victoria Road, this delightful one-bedroom, ground floor Victorian conversion with front garden is being sold with a share of the freehold. Boasting circa 600sqft of living space, this home has high ceilings with an abundance of natural light, a separate kitchen and a second WC.

Location is everything, and this property does not disappoint. Situated between Kilburn High Road with its local amenities to cater to your everyday needs and Salusbury Road with its plethora of shops, cafes and bars and the green open spaces of Queens Park, the property is in a highly desirable area offering a blend of family-friendly living, a vibrant community and excellent transport links for rapid access to central London and further afield.

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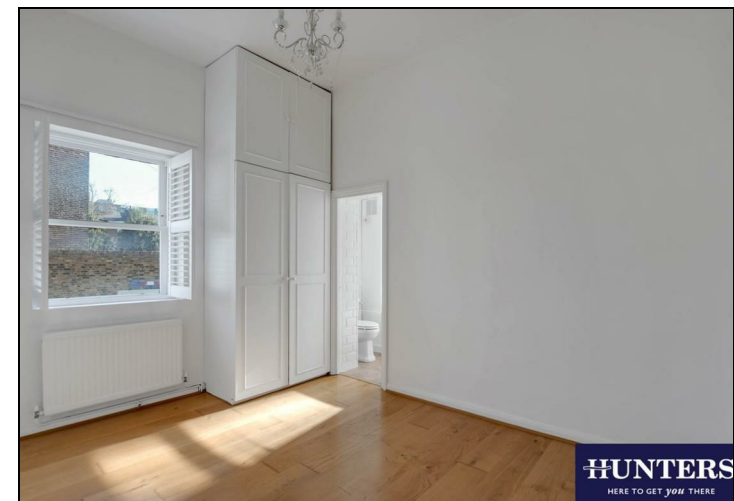
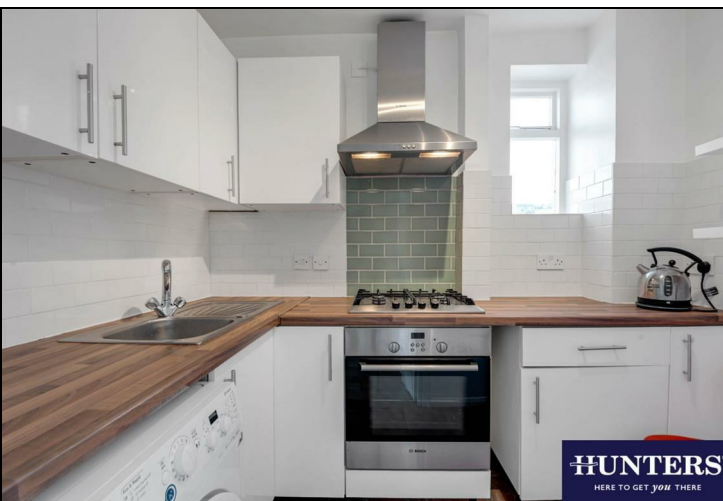


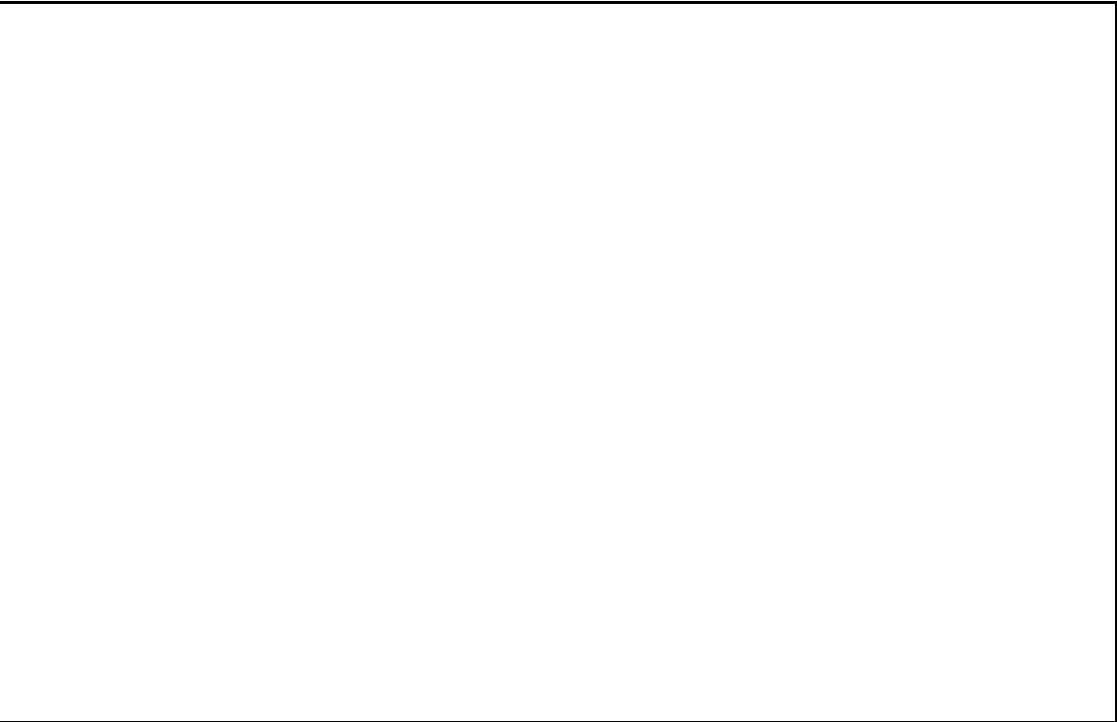
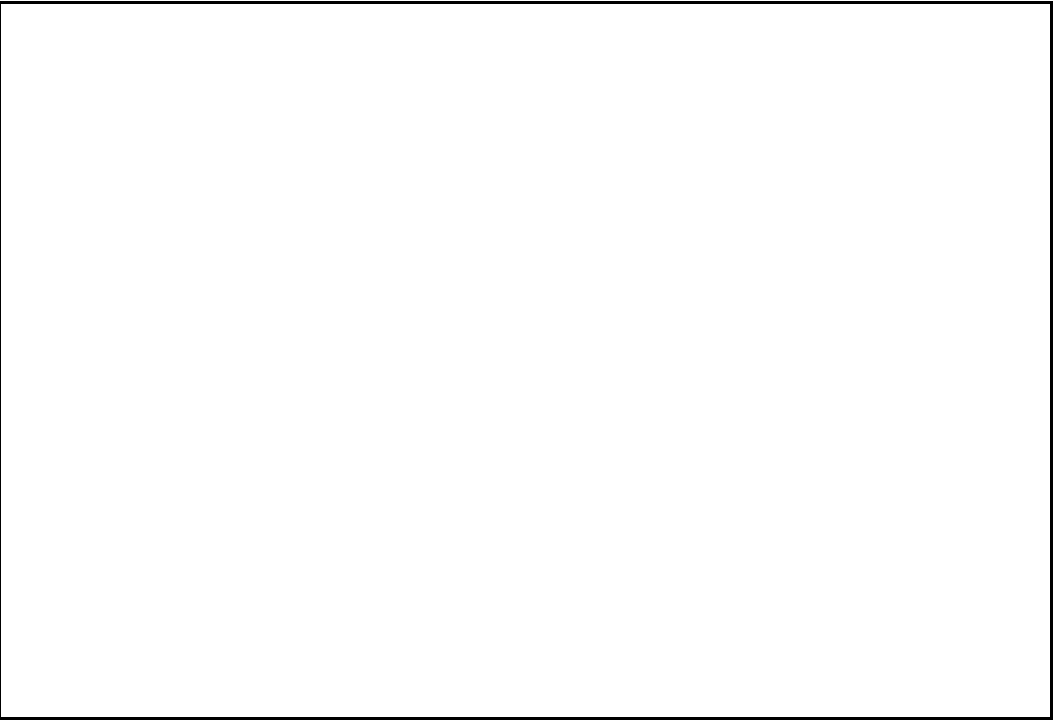
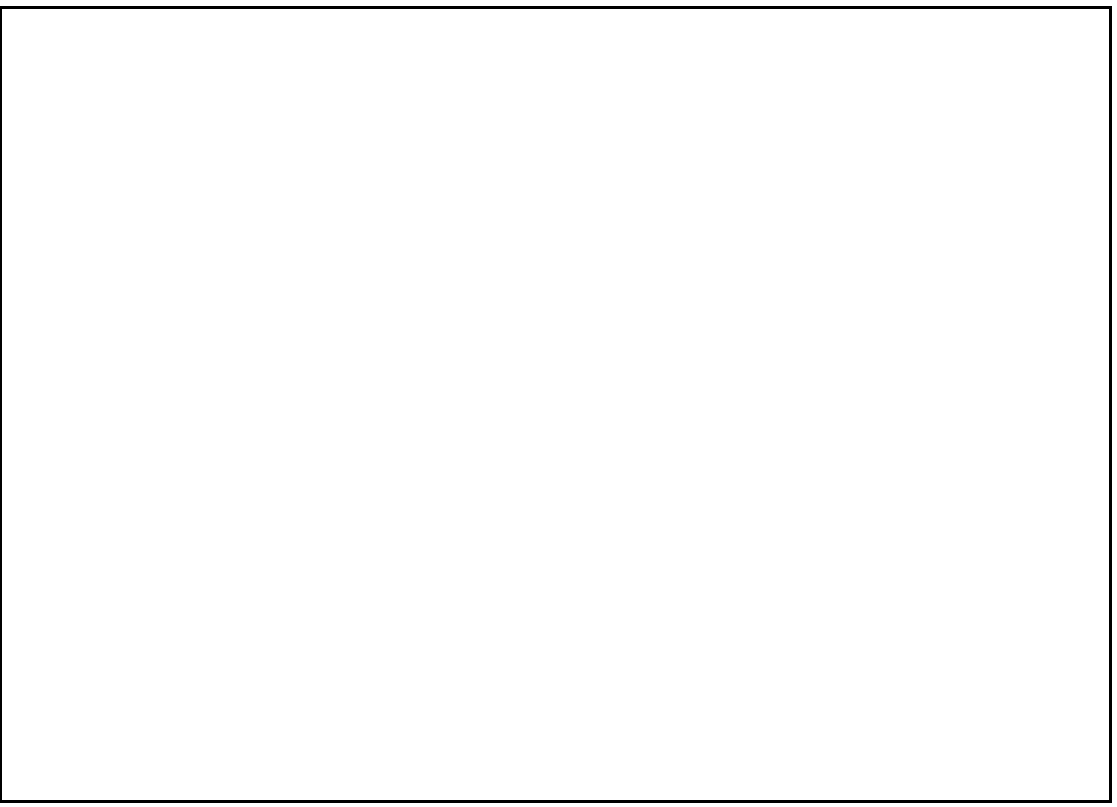
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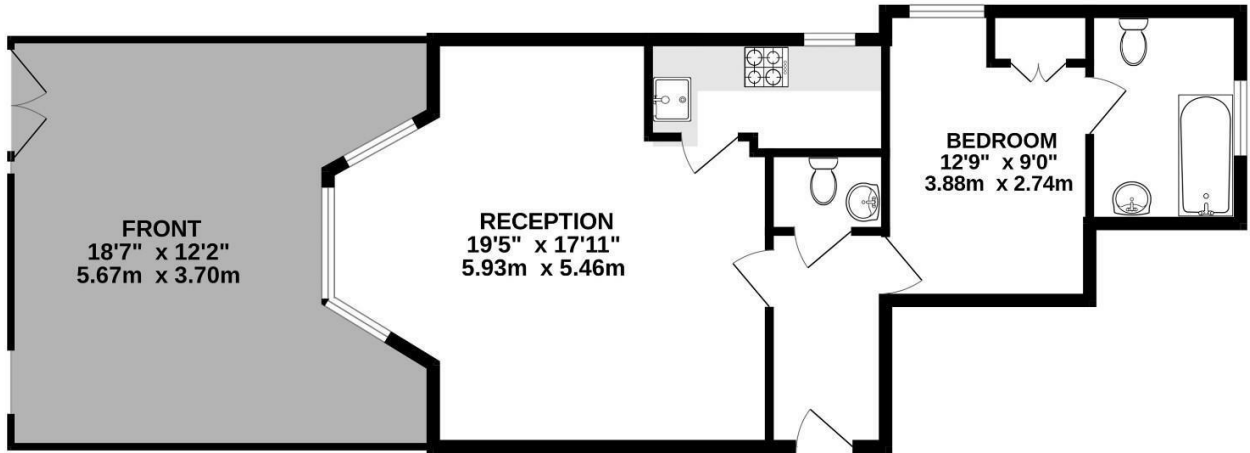
KEY FEATURES

- One bedroom period ground floor apartment
- Circa 600sqft
- Separate Kitchen
- High Ceilings
- Great Natural Light
- Share of Freehold
- Soie use of Front Garden



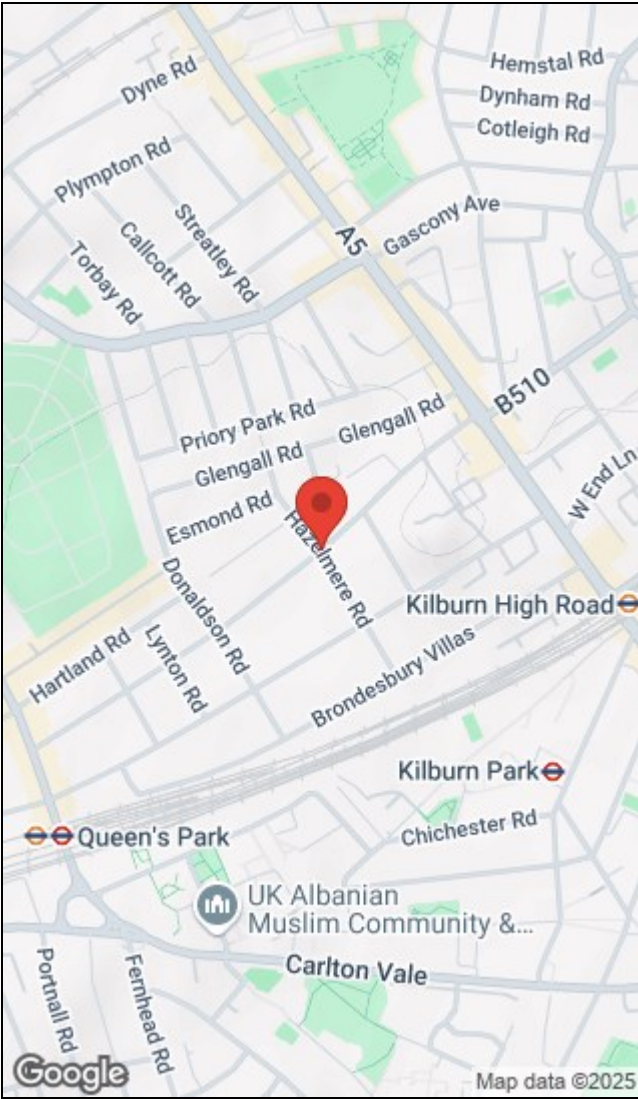


GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594sq.ft. (55.2 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		69			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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