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# Plympton Road, Brondesbury Park, London, NW6

Asking Price £625,000



This spacious one bedroom garden apartment, converted from the ground floor of a bay fronted terrace property, spanning over 765 square foot of living space.

The property includes period features such as high ceilings, a bay South-facing window, cast iron fireplace and large rooms; encompassing a large double bedroom, a modern bathroom, reception room, ample storage throughout, and a kitchen leading to the conservatory which opens up onto your own private garden.

Sold chain-free with a share of the freehold.

Plympton Road is well located between Kilburn and Brondesbury, a popular turning with local shops, restaurants and multiple transport links only a short walk away.

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

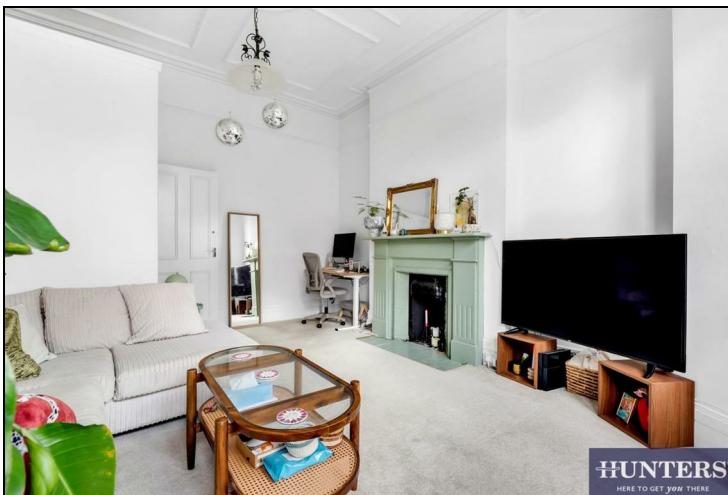
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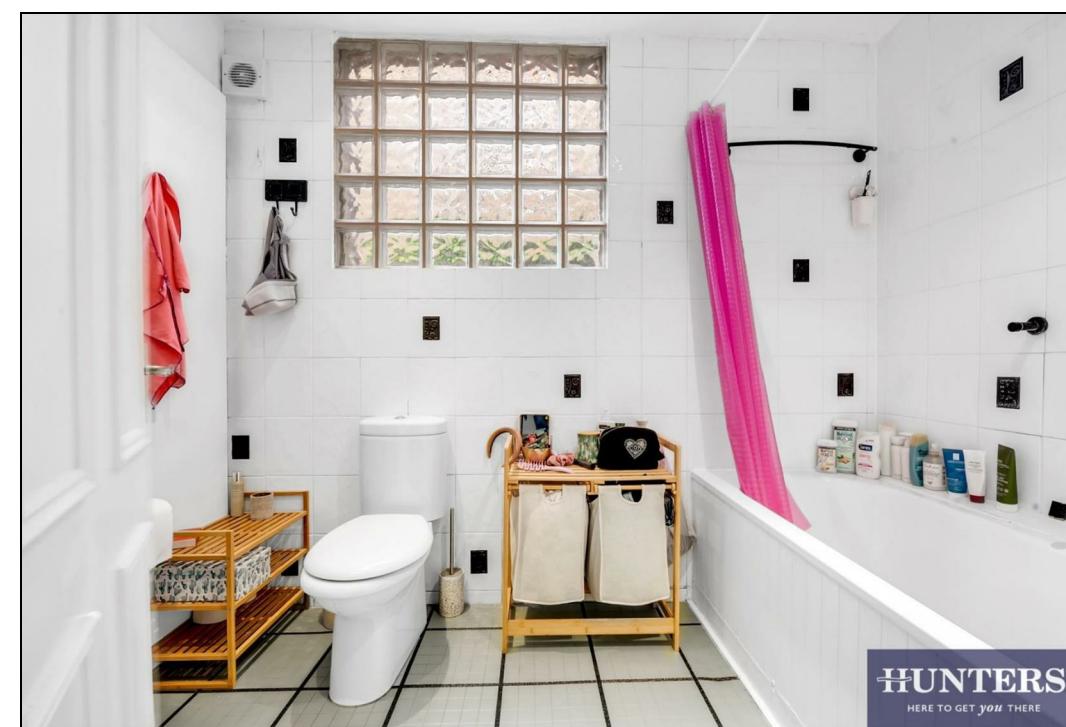
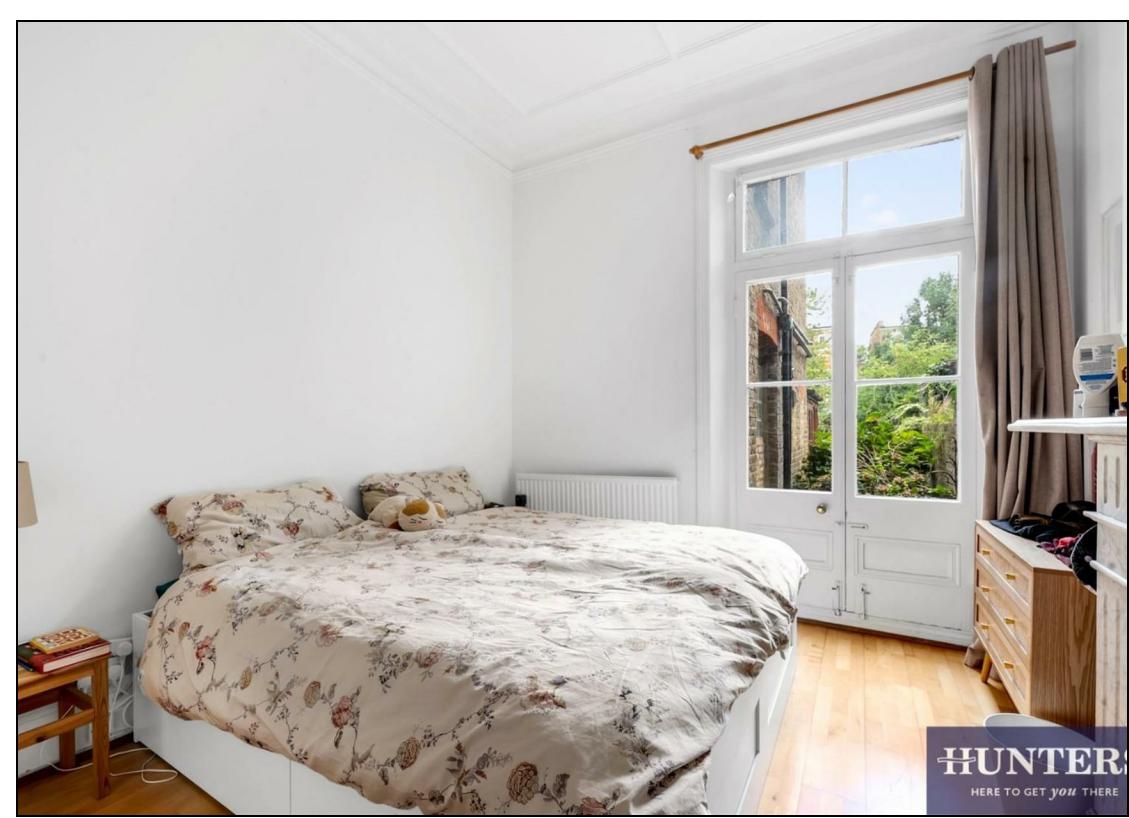


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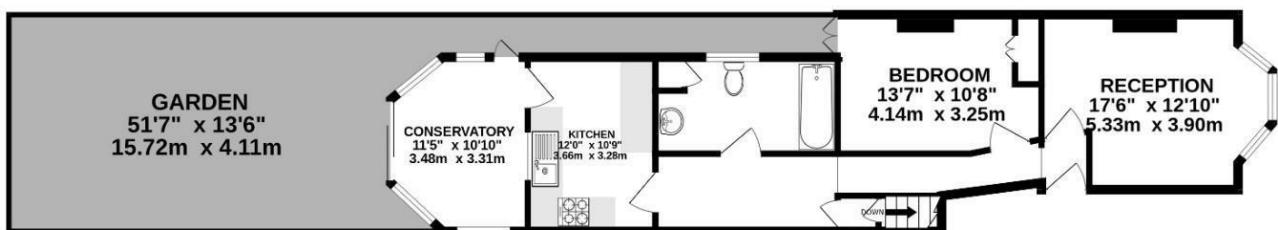
## KEY FEATURES

- Large Garden Apartment
- Two reception rooms
- Over 765 sq.ft. of internal living space
- Close proximity to Brondesbury Overground
- Sold chan-free
- Share of freehold
- Period features such as large fireplace and high ceilings





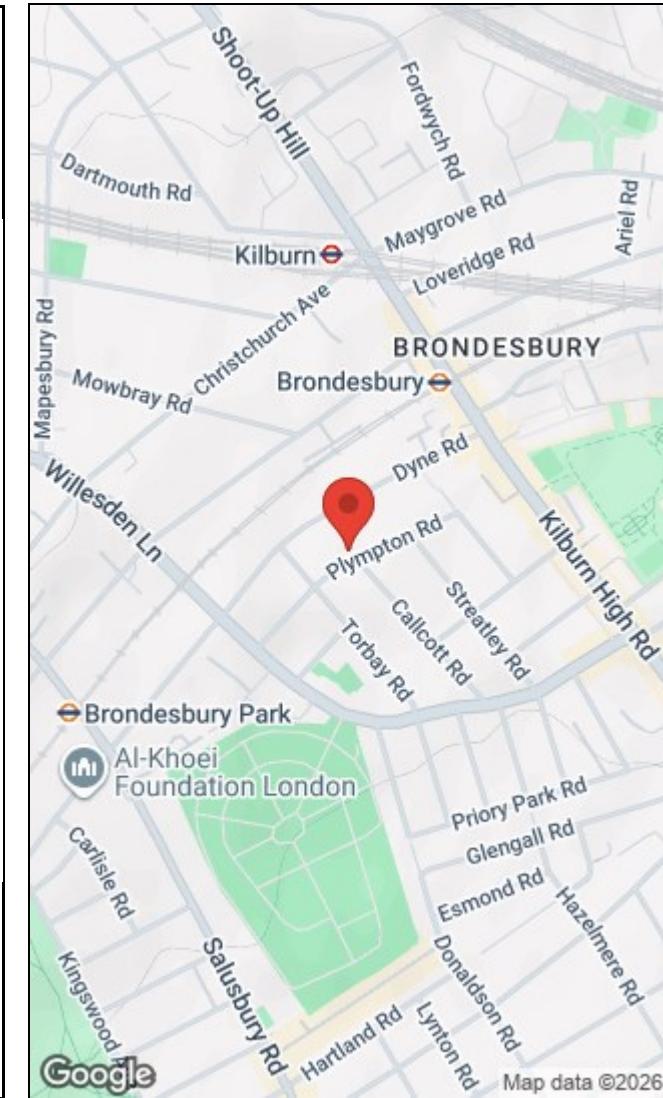
**GROUND FLOOR**  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765sq.ft. (71.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		66	73

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