



## Torbay Road, NW6

### Share of Freehold - £775,000

OFFERED CHAIN FREE- this two bedroom Garden Flat, set on the Ground Floor of this attractive end of terrace property in the heart of the Brondesbury Conservation area.

Offering 850 sq ft of beautiful accommodation, the property comprises a bright bay fronted reception room with tiled flooring, underfloor heating and a wood burner, through the double doors there is a modern fitted kitchen with a breakfast bar which leads into the conservatory. Externally there is a stunning 58 ft mature private garden which includes a contemporary studio/office space. Off the conservatory is a guest WC/shower room, the main bedroom and second bedroom with fitted wardrobes which are serviced by a family bathroom with his and her sinks. The property has planning permission to extend at the rear with a wrap around and enlarged side return.

Torbay Road is a quiet, tree-lined residential street within a Victorian residential hamlet just east of Queen's Park. The amenities of Queen's Park and Kilburn are within walking distance. Local transport links include Kilburn (Jubilee- Zone 2) and Brondesbury (Overground) stations.

- Beautiful 2 bedroom extended Garden Flat
- 58 ft garden with studio space
- COUNCIL: Brent (D)

020 7328 2828

[enquiries@cameronsstiff.co.uk](mailto:enquiries@cameronsstiff.co.uk)

[cameronsstiff.co.uk](http://cameronsstiff.co.uk)













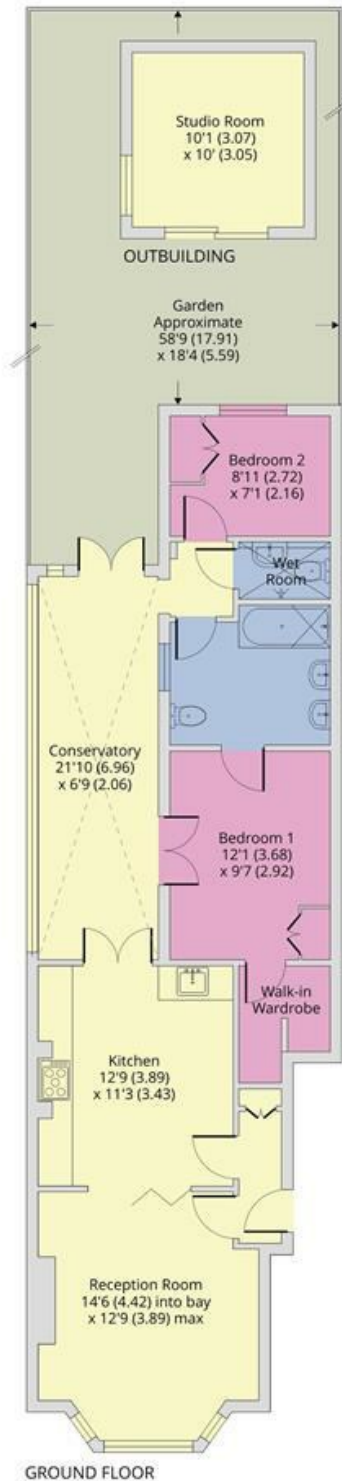
## Torbay Road, London, NW6

Approximate Area = 850 sq ft / 78.9 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 952 sq ft / 88.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1108866

**EPC: D**

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