



## Victoria Road, NW6

Freehold - £625,000

FOR SALE is this modern two bedroom Ground Floor Flat, providing 614 sqft of lateral living space, situated in the heart of Queen's Park.

The property comprises an open-plan fitted kitchen/dining/reception room that leads out to the partly walled and fenced garden retreat, while the astro turf lawn ensures year-round greenery with minimal maintenance garden. There are two elegant double rooms- one of which have access to the garden and stylish, tiled family bathroom. To the rear of the garden is a secluded office with an en suite shower room, ideal for working from home.

Situated close to both Kilburn High Road and Queen's Park, Victoria Road is a sought after location for independent cafes, bars, restaurants and antique shops. Excellent transport links include Queen's Park (Bakerloo and Lioness Zone 2) and Kilburn High Road (Lioness Zone 2) making it easy to commute to Central London and The City.

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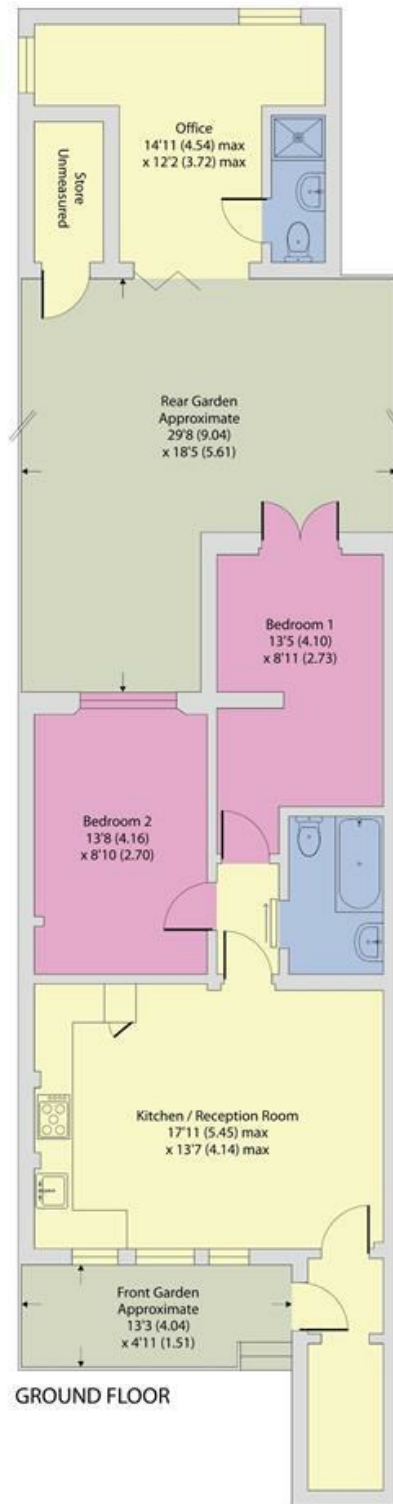
## Victoria Road, London, NW6

Approximate Area = 614 sq ft / 57 sq m (excludes store)

Outbuilding = 147 sq ft / 13.6 sq m

Total = 761 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1284956

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