



Brondesbury Road, NW6



2



2



2



1363.00
sq ft

An opportunity to acquire this rarely available two bedroom apartment, set on the Ground Floor of this impressive double fronted character property and situated on the highly sought after Brondesbury Road.

The property offers a bay fronted reception room with its original grandeur with high ceilings, intricate ceiling mouldings and original Parquet floors. The main living space is flooded with light throughout the day. The kitchen/dining room with a separate utility room is to the rear of the property and leads onto the expansive 70 ft rear garden with mature shrubs and patio area. There are two good sized double bedrooms. The larger room benefits from built-in wardrobes, while the second bedroom leads directly onto the garden. The property also benefits from a large bathroom and a separate shower room. Further benefits include off-street parking for two cars and share of freehold.

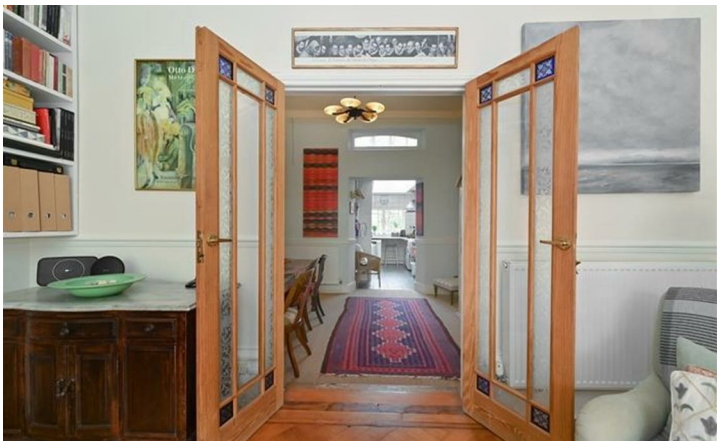
Brondesbury Road a prestigious tree-lined road with a few minutes of Queen's Park with its vast selection of cafes, bars, restaurants, boutique shops and many popular amenities while both Queen's Park (Bakerloo) & Brondesbury Park (Overground) Stations are easily accessible. Early viewing is highly recommended.

- An incredibly bright two bedroom Garden Flat
- 1363 sq ft of internal living space
- Two bathrooms (one bath & one shower)
- A superb private garden with patio area
- Off-street parking for two cars
- No upper chain & share of freehold

£1,350,000 Share of Freehold

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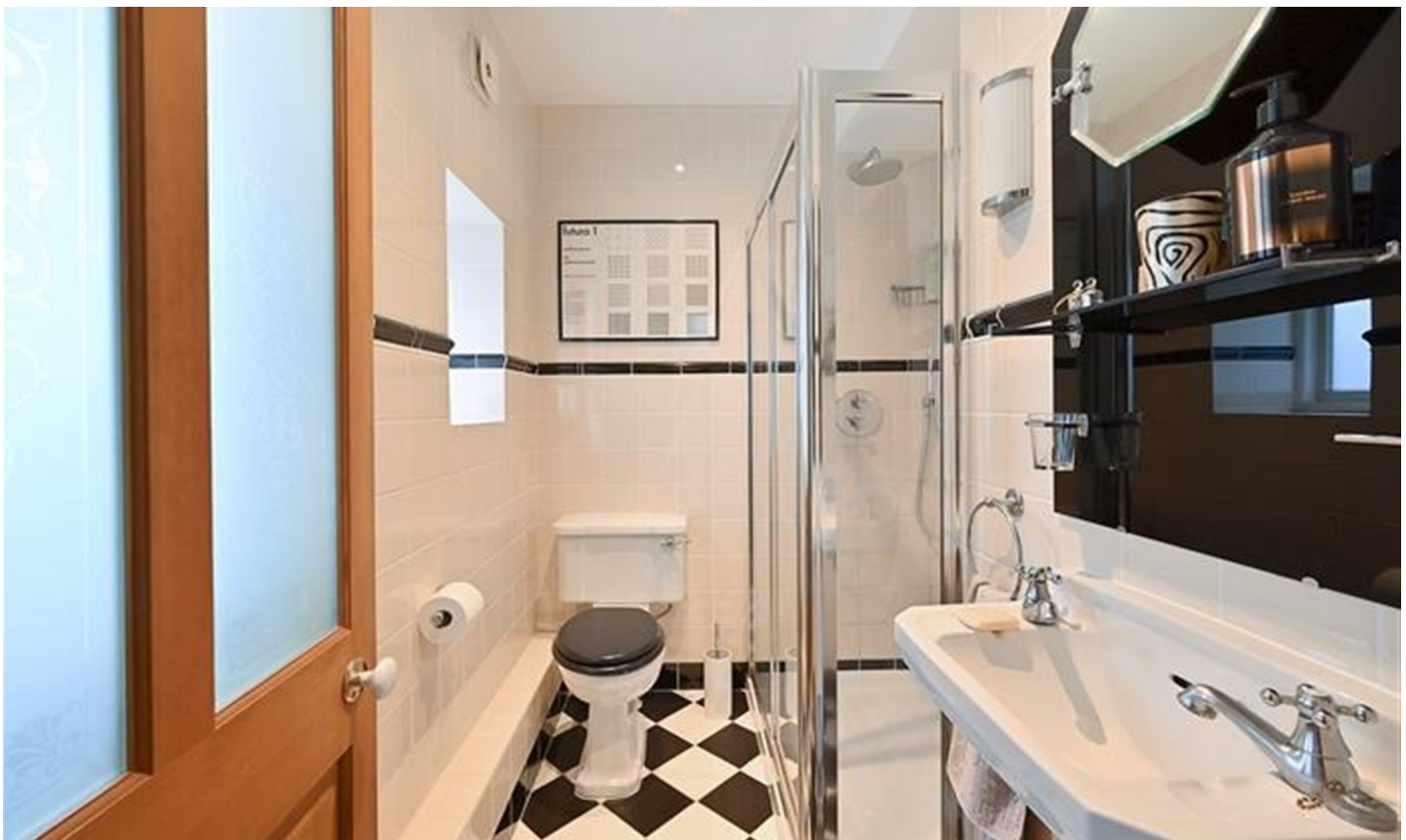
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

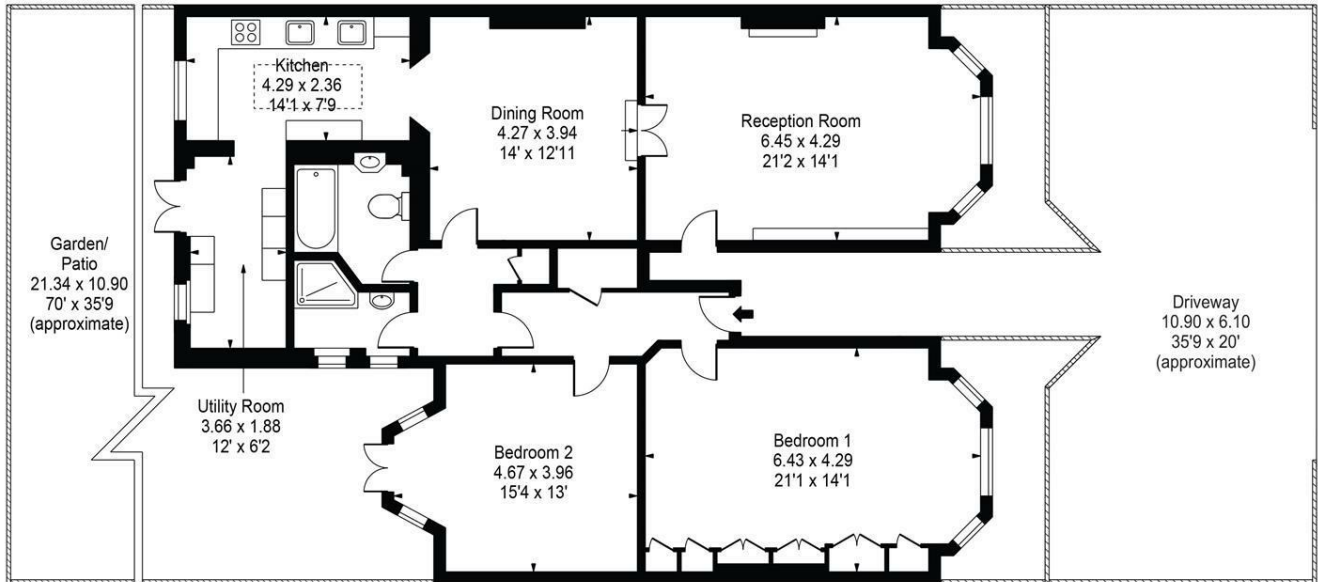
Brondesbury Road

Gross Internal Area(Aprox)

Total = 126.63 Sq m / 1363 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Ground Floor

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