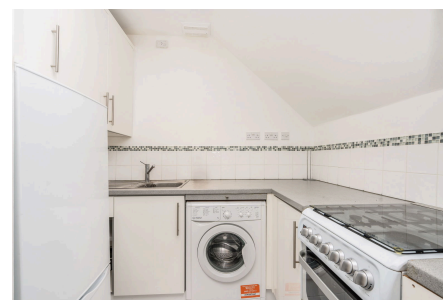


St. Julians Road, London, NW6

£350,000

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Occupying the top floor of a handsome Victorian conversion, this 471 sq ft one-bedroom flat is one of the largest of its kind on the street – and comes with the rare benefit of a private roof terrace.

Inside, the reception is bright and inviting, with a connected kitchen that offers separation without full open-plan living. The double bedroom is generously sized, and the layout offers scope to modernise and make it your own.

Located on St Julians Road, you're moments from Queen's Park with its independent cafés, the park itself, and excellent transport links.

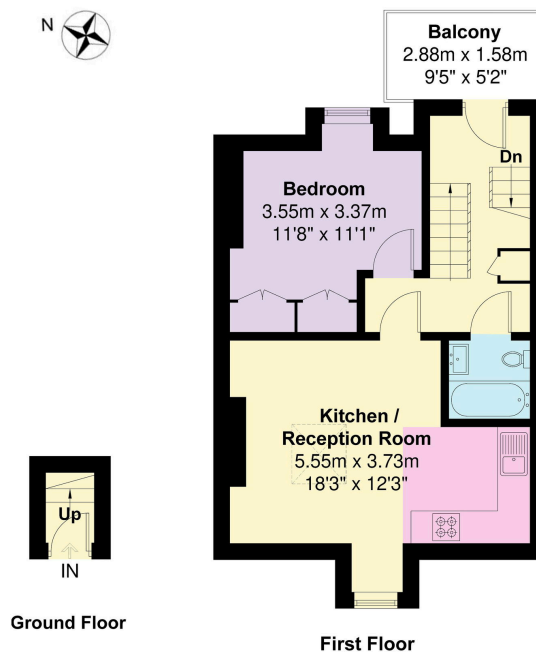
Key Features

- One-bedroom flat in a handsome Victorian conversion
- Private roof terrace offering rare outdoor space
- Reception room with connected but separate kitchen
- Potential to modernise and add value
- 0.4 miles to Kilburn High Road (Overground)
- Generous 471 sq ft — one of the largest one-beds on the road
- Top-floor position with natural light throughout
- Double bedroom with scope to personalise
- Great location near cafés, shops, and Queen's Park itself
- 0.6 miles to Kilburn Park and Queen's Park (Bakerloo Line)

Lampards

St Julian's Road, London NW6

Approximate Floor Area = 43.8 Sq m / 471 Sq ft
Balcony = 4.6 Sq m / 49 Sq ft
Total = 48.4 Sq m / 520 Sq ft
For Illustrative Purposes Only NOT TO SCALE



This Floorplan is been produced in accordance with RICS Property Measurements Standards (IPMS2 Residential) Floorplan was produced for Lampards.
Produced by Frame Focus Studios