



2 Bedroom Flat  
Brondesbury Villas  
London NW6

- Edwardian conversion
- Ample Living Space
- Modern Fixtures and Fittings
- Open Plan Fitted Kitchen

Auction guide price of £375,000  
Leasehold

## Brondesbury Villas, NW6

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft  
(Excluding Reduced Headroom)  
Reduced Headroom = 1.5 sq m / 16 sq ft  
Total = 51.5 sq m / 554 sq ft



First Floor

Second Floor



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000

With a sought-after location in scenic Queens Park, this bright TWO BEDROOM second (top) floor apartment within this Edwardian conversion offers ample living space with stylish décor and modern fixtures and fittings. Comprising a bright and spacious reception room with open plan fitted kitchen, generous principal bedroom and a tiled family bathroom. Second single bedroom /home office room. Brondesbury Villas is a wonderful tree lined residential road close to the shops, bars and restaurants of both Kilburn and Queens Park and serviced by the Bakerloo line and National Rail and multiple bus routes. Viewings through the SOLE AGENT Via Auction. Open House This Saturday 21st December 12pm-1pm

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.