

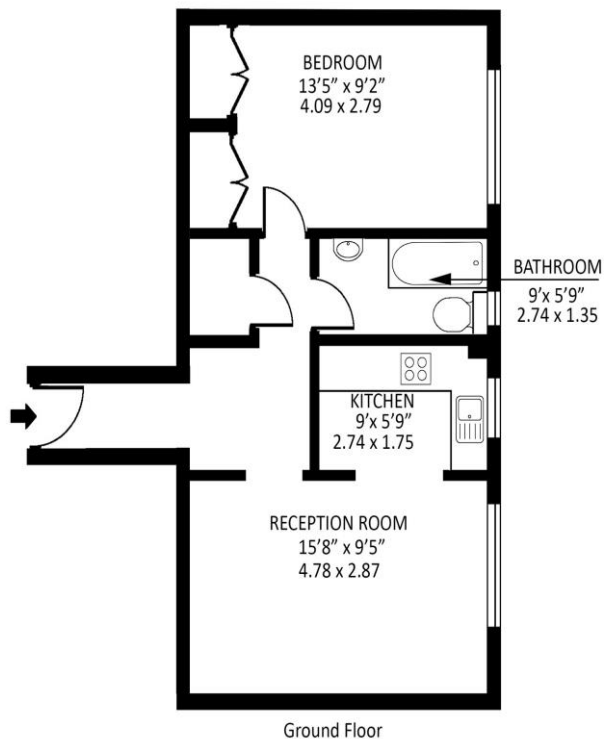


1 Bedroom Flat  
Cavendish Road  
London NW6

- Purpose Built Block
- Off Street Allocated Parking Space
- One Double Bedroom
- Naturally Bright

Price: £400,000  
Long Lease

Brooklands Court,  
Cavendish Road NW6



Approx gross internal area : 481.1 sq ft - 44.7 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



| 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>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
|   | 56      | 64                         |
| England, Scotland & Wales                   |         | EU Directive<br>2002/91/EC |

Charming One-Bedroom Apartment in the Heart of Brondesbury, Located on a picturesque tree-lined street in the sought-after Brondesbury area, this beautifully presented one double bedroom apartment offers comfortable and stylish living on the ground floor of a well-maintained, purpose-built block. The property features a bright and airy living space with attractive wood flooring and a semi-open plan kitchen, creating an ideal setting for relaxing or entertaining. The spacious double bedroom and well-appointed bathroom add to the sense of comfort and practicality. Brooklands Court boasts lovely curb appeal, off-street parking to the rear, and access to communal gardens-enhancing the sense of community and convenience. With a long lease of 162 years and low outgoings, this apartment presents a fantastic opportunity for first-time buyers looking to step onto the property ladder. For investors, the property comes with a tenant in situ, making it a ready-made buy-to-let investment in a desirable location.

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.