

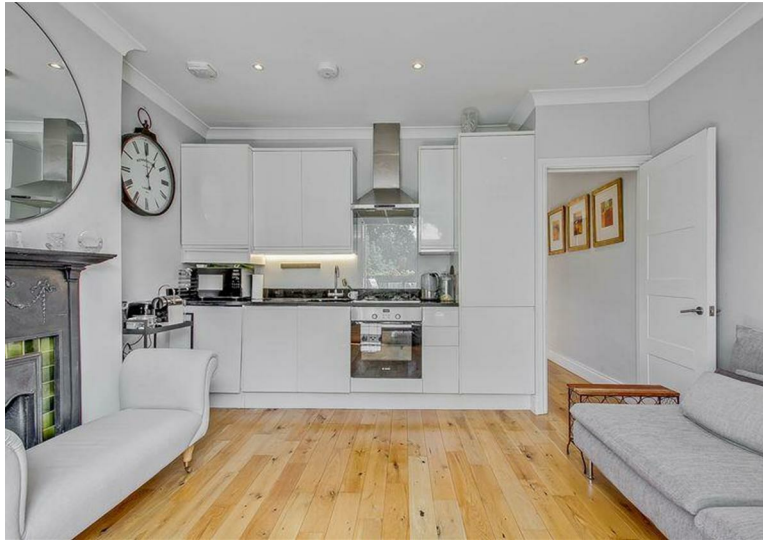


harris&
company

STAVERTON ROAD, BRONDESBURY PARK, NW2
GUIDE PRICE £469,950 FREEHOLD

Set within an attractive semi-detached period property, this beautifully presented two double bedroom flat occupies the first floor and is offered in excellent condition throughout. The property boasts a spacious and light-filled open-plan reception / kitchen with direct access to a private west-facing balcony, ideal for outdoor dining and relaxing. Additional features include a modern bathroom and wood flooring. Offered with a share of the freehold, this charming home combines period character with modern finishes, creating an ideal first-time buy.

Ideally located, the flat is within easy reach of Willesden Green station (Jubilee Line), offering quick links into central London. Numerous bus routes and shops are available along Willesden High Road, with excellent road access to nearby Kensal Rise and Queen's Park, both known for their vibrant café culture and green spaces.



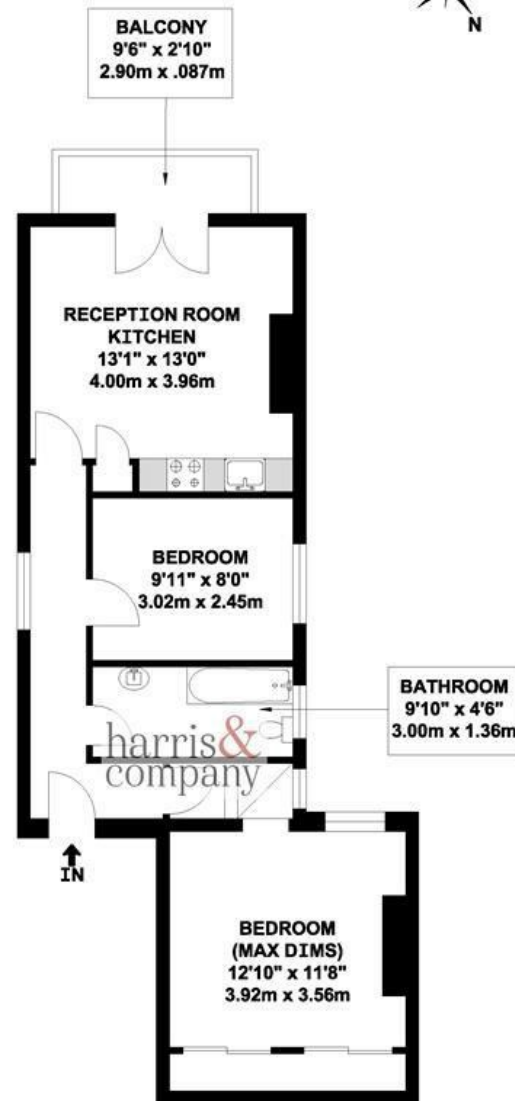


**harris &
company**

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

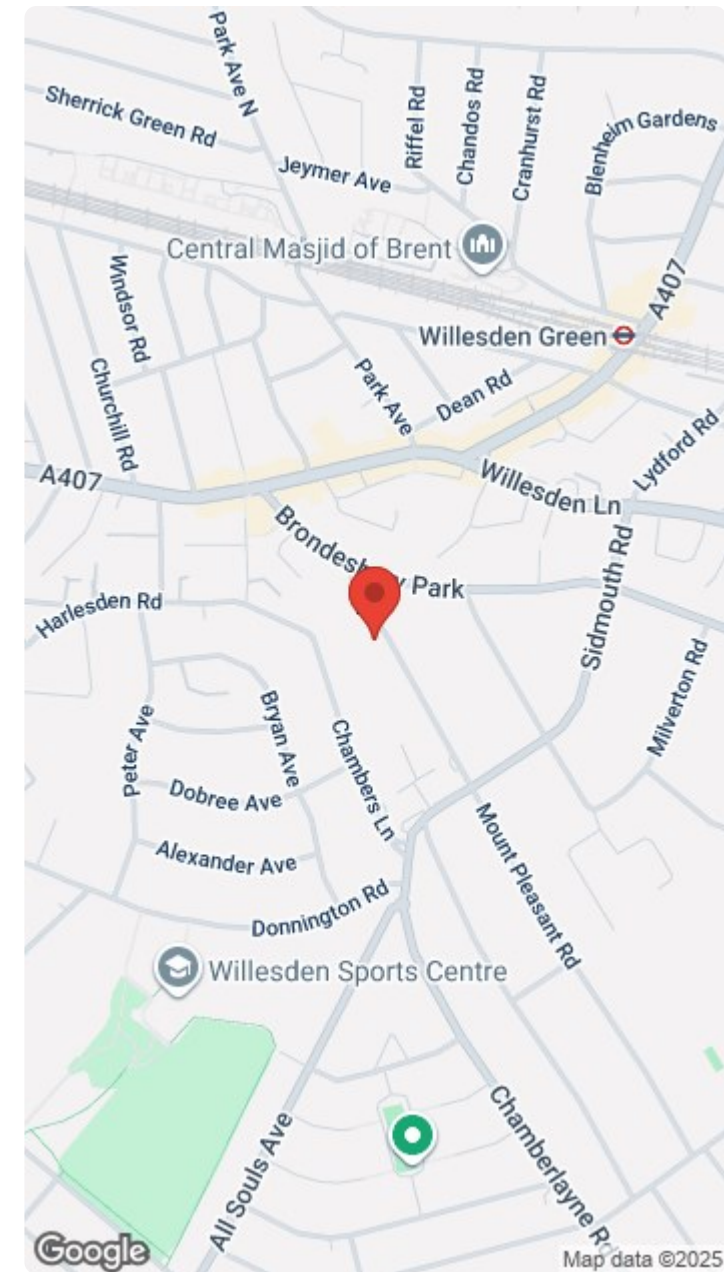
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**STAVERTON ROAD
LONDON NW2**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 536.36 SQ. FT / 49.83 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING BALCONY 563.49 SQ. FT / 52.35 SQ. M
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE,
MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY
IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".



harris &
company