

St. Laurence Close, London NW6

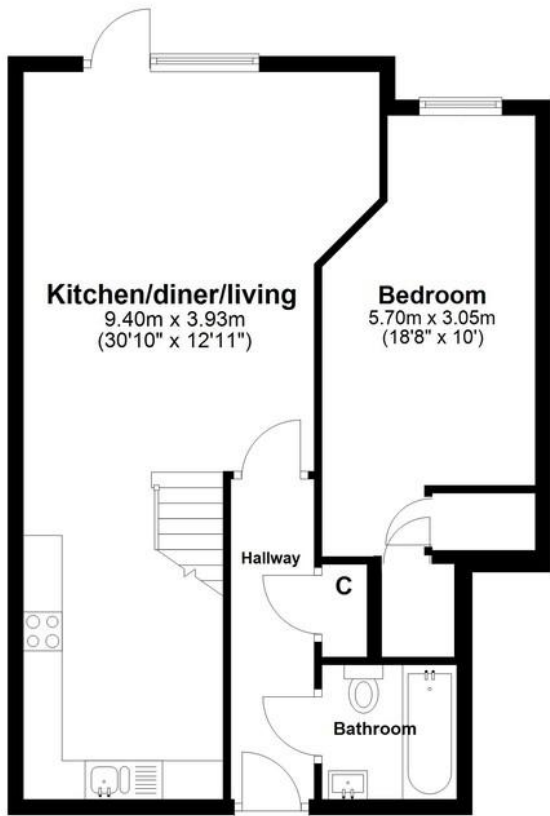
£550,000 Leasehold

Welcome to St Laurence Close. A spacious and characterful split-level apartment extending to just under 1,000 sq ft, set within a well-kept purpose-built development directly opposite the open green spaces of Queen's Park. Arranged across two floors, this inviting home offers excellent proportions and a thoughtful layout. The heart of the property is a striking 30ft reception room incorporating a dedicated dining area and a modern open-plan kitchen, fully equipped with contemporary appliances. From here, doors open onto a west-facing balcony, creating a perfect spot to relax or entertain. The apartment has been tastefully decorated and further benefits from its own private entrance, video entry system, double glazing, fitted carpets, excellent storage, and wonderful natural light throughout. Externally, residents enjoy use of communal gardens and the property comes with the added advantage of off-street parking. Situated within the catchment area for Ark and Salusbury schools, the property is offered chain-free. The lease may also be extended subject to separate negotiation. Chevening Road is regarded as one of Queen's Park's most sought-after addresses, with the park itself on the doorstep and a fantastic choice of transport links nearby via the Bakerloo Line and London Overground at Queen's Park station, as well as Brondesbury and Kensal Rise. The shops, cafés, and restaurants of Salusbury Road and Chamberlayne Road are all within easy reach, while a wide selection of both state and private schools can be found in the surrounding areas including Notting Hill, North Kensington, St John's Wood, and Hampstead.

- Second floor apartment
- Secure block
- Off street parking
- 997 sq ft
- Amazing location
- Chain free
- Leasehold
- Private terrace
- Short walk to open green space of Queens Park
- Close to shops and transport

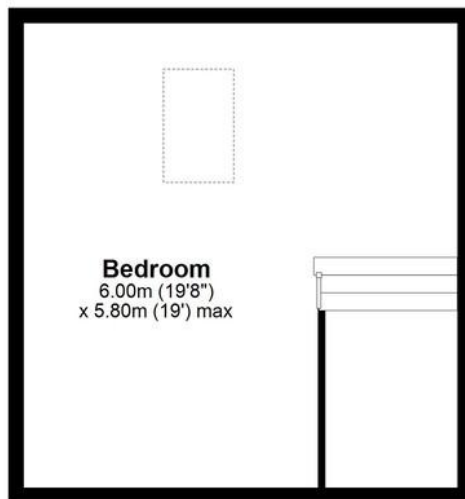
Second Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 92.7 sq. metres (997.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp. □

St Laurence Close

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.