



## Brondesbury Park, London, NW6 £3,500 Per Month Furnished/unfurnished

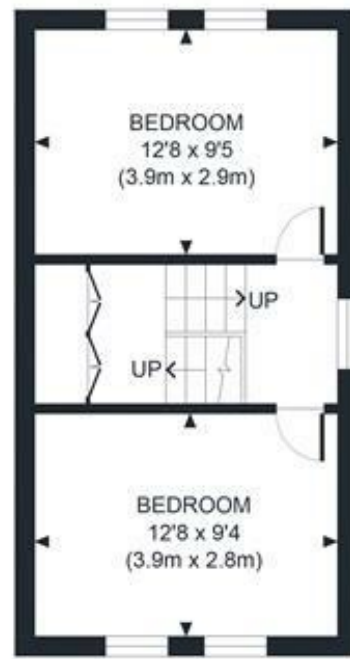
A brilliant 4 bedroom townhouse in a great location close to local shops and amenities in the heart of Brondesbury Park.

The property comprises a large open plan brand new kitchen & reception room leading to a private rear garden, four double bedrooms, a recently refurbished bathroom, a guest WC.

Parking is available by separate negotiation

Alan Preece Court is within easy walking distance to Brondesbury Park, Queen's Park and Kilburn train stations (Jubilee Line and Overground).

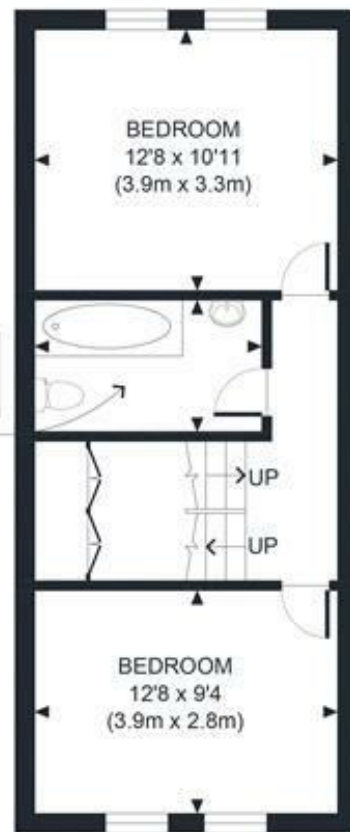




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 322 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 355 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1093 SQ FT 102 SQM

Ref:

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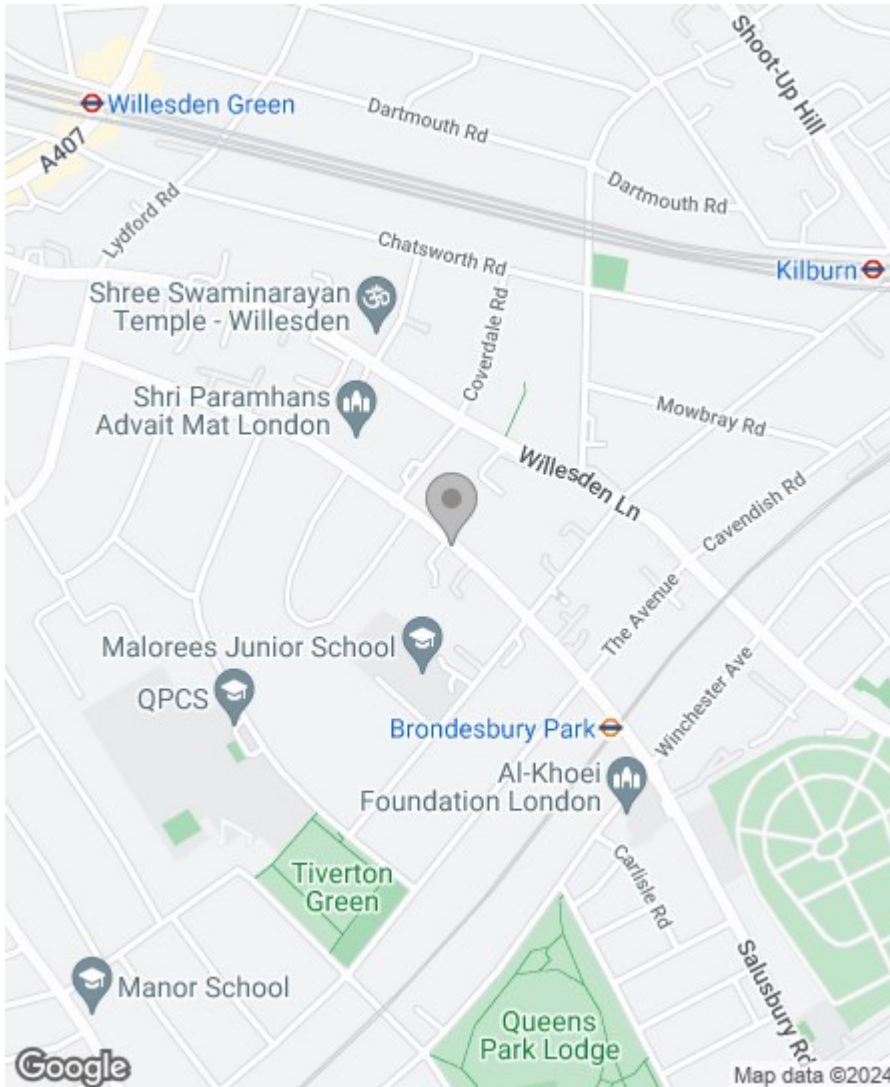
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## Property Overview

Location	16 Brondesbury Park, NW6
Price	£3,500 Per Month
Bedrooms	4
Bathrooms	1
Receptions	1
Council	Brent
Tax Band	E
Furnishing	Furnished/unfurnished

## Key Features

- House
- 4 Double Bedrooms
- Open Plan Kitchen/Reception
- Rear Private garden
- Close to Transport Links
- Off Street Parking ( sep neg )
- Suitable for Sharers



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

