



BRONDESBURY ROAD  
QUEENS PARK  
LONDON  
NW6 6BS

**PCM** £2,500 PCM  
SUBJECT TO CONTRACT

We are delighted to offer this 2 Double bedrooms 2nd Floor (top floor), full of character flat located on a much desired residential tree-lined road.

The apartment has just been decorated and comprises a spacious reception room, 2 double bedrooms, wooden floors throughout, a large kitchen with a breakfast bar and a modern bathroom.

Located within a 5-minute walk of Queens Park Tube and shops.

\* SEE VIDEO TOUR \*



## FEATURES

VIDEO TOUR:

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SERVICE CHARGE: £

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TENURE:

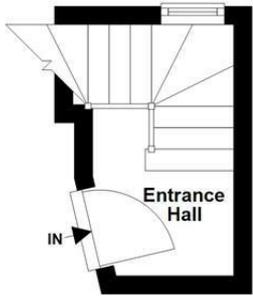
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COUNCIL TAX: D

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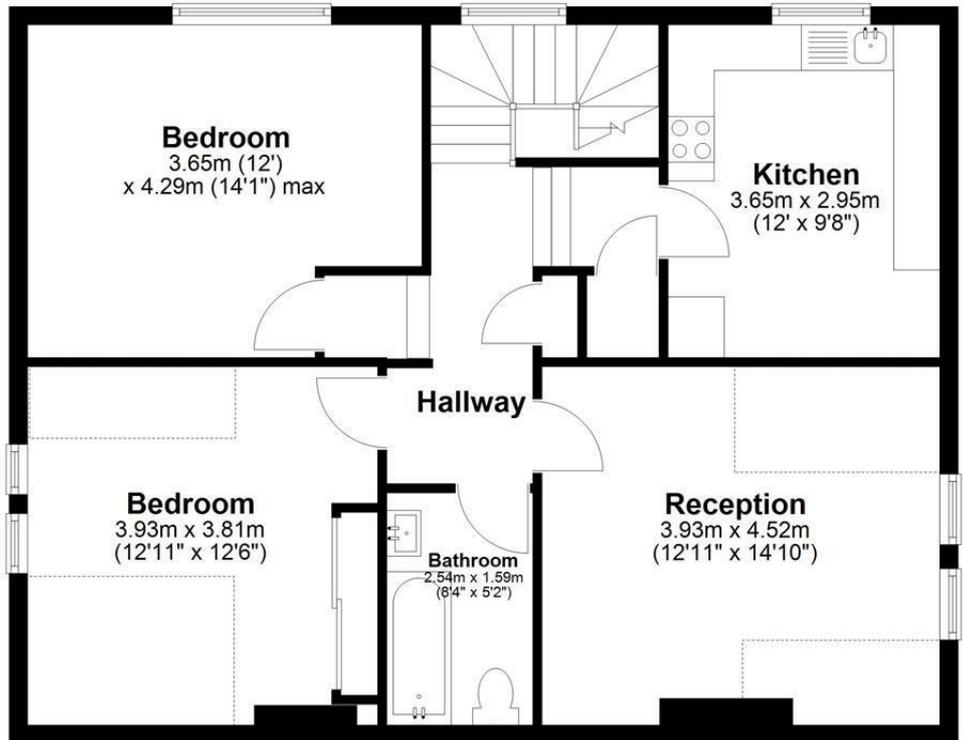
### First Floor

Approx. 4.3 sq. metres (45.9 sq. feet)

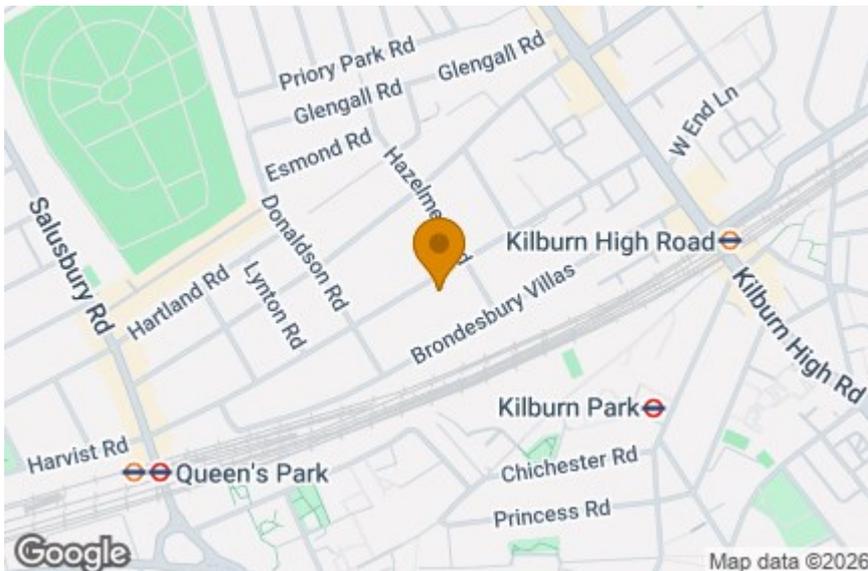


### First Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)



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>		
(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		
	69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT NOTICE**  
 Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.  
 Not to scale. Copyright: RHW Estates