

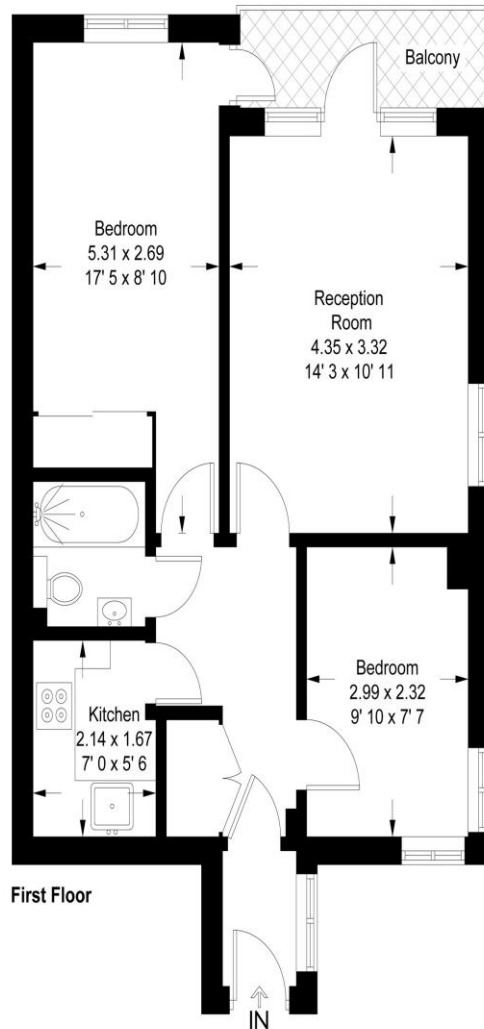
2 Bedroom Flat
Brassey Road
London NW6

- Bright apartment
- Chain free
- Balcony
- First floor

Auction guide price of £315,000
Leasehold

Brassey Road

Approximate Gross Internal Area = 551 sq ft / 51.2 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Situated on the first floor of a well-maintained purpose-built development, this bright and spacious two-bedroom apartment offers well-proportioned accommodation in a highly convenient location. The property features a generous west-facing living room with direct access to a private balcony, providing the perfect space to relax and enjoy the afternoon and evening sunshine. There are two well-sized bedrooms, a modern bathroom, and a functional kitchen, making the property ideal for first-time buyers, professionals, investors, or those looking to downsize.

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.