



BRONDESBURY ROAD

London NW6



A 2 BEDROOM FLAT ON BRONDESBURY ROAD, NW6

A beautifully presented two-bedroom apartment occupying the second floor of an impressive period building.

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Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Leasehold, 98 years remaining

Ground rent: £0

Service charge: £2,790 per annum

Guide Price: £800,000



At the heart of the home is an impressive reception/dining room, served by a well-appointed separate kitchen, creating a superb space for both everyday living and entertaining. Tall sash windows flood the room with natural light, handle less cabinetry and integrated appliances provide a stylish modern finish.

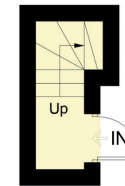
There are two well-proportioned double bedrooms, served by a contemporary family bathroom, with the flexible layout offering comfortable and practical accommodation throughout.

The large loft above the flat is included within the demise of the property and offers potential to extend, creating a substantial additional bedroom, bathroom and terrace.



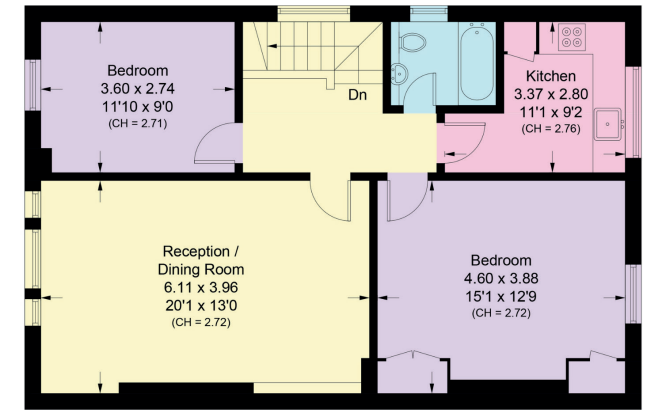
Brondesbury Road, NW6

Approximate Area = 77.8 sq m / 837 sq ft



First Floor

Approximate Area = 2.9 sq m / 31 sq ft



Second Floor

Approximate Area = 74.9 sq m / 806 sq ft

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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