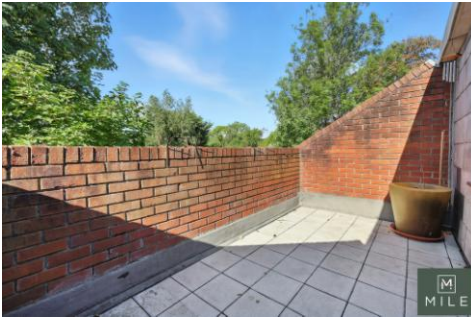




MILE



St. Laurence Close, London NW6

£440,000 Leasehold

Welcome to St Laurence Close, amazing two bedroom apartment in prime Queens Park. Set on the ever-desirable Chevening Road, this spacious apartment offers a rare opportunity to live with Queens Park quite literally on your doorstep. Step outside and you're greeted by one of London's most loved green spaces-perfect for morning runs, weekend picnics or simply enjoying the tranquillity that makes this pocket of North West London so special.

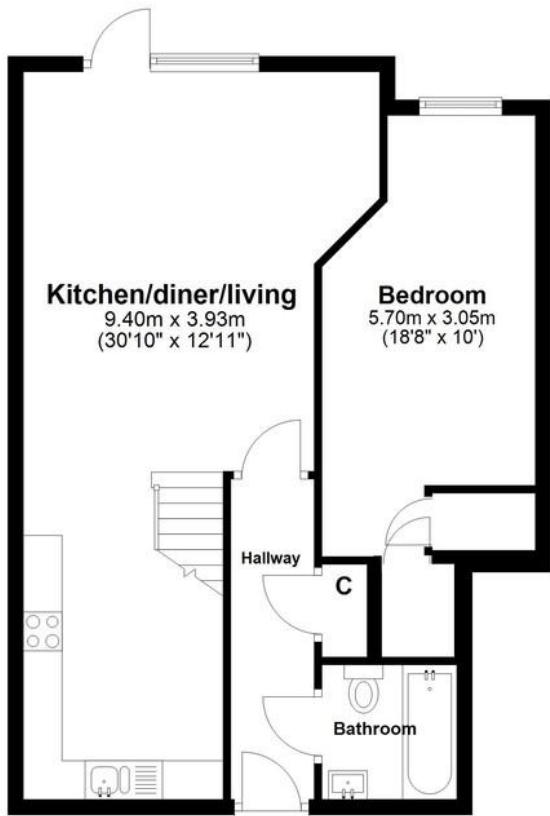
The apartment sits within a handsome red-brick block, a solid and characterful alternative to the endless rows of Victorians that line the area. Inside, you'll find generous proportions, a private balcony to unwind on, and the added practicality of off-street parking. The property is offered chain free, making for a straight forward move.

Chevening Road itself is one of Queens Park's most prized addresses, placing you within strolling distance of both Salisbury Road and Chamberlayne Road. Between them, you'll discover a vibrant mix of independent cafés, boutiques, restaurants and pubs, along with excellent transport connections into the West End and beyond.

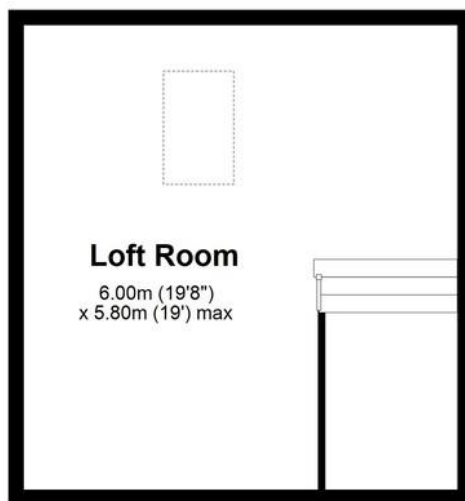
- **Second floor apartment**
- **Secure block**
- **Off street parking**
- **Well proportioned**
- **Amazing location**
- **Chain free**
- **Leasehold**
- **Private terrace**
- **Short walk to open green space of Queens Park**
- **Close to shops and transport**

Second Floor

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



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.