



LYNTON ROAD

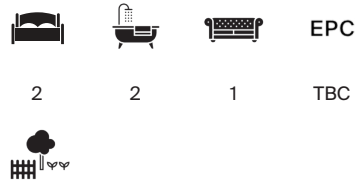
Queen's Park, NW6



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# LYNTON ROAD

Found in the heart of Queen's Park, an exceptional two bedroom ground floor period conversion finished to a exceptional standard, offering modern fixtures throughout, a delightful garden and a contemporary garden studio.



Local Authority: London Borough of Brent

Council Tax band: C

Tenure: Leasehold with 112 years remaining

Guide Price: £1,000,000





Set over the ground floor of a Victorian terrace house the flat comprises stunning open plan reception/kitchen with built in appliances and bi fold doors leading to south west facing patio garden.

The south-west facing patio garden has been wonderfully designed offering ample space with contemporary slated fencing surround. The garden also houses a much desired studio/home office with bi fold doors.



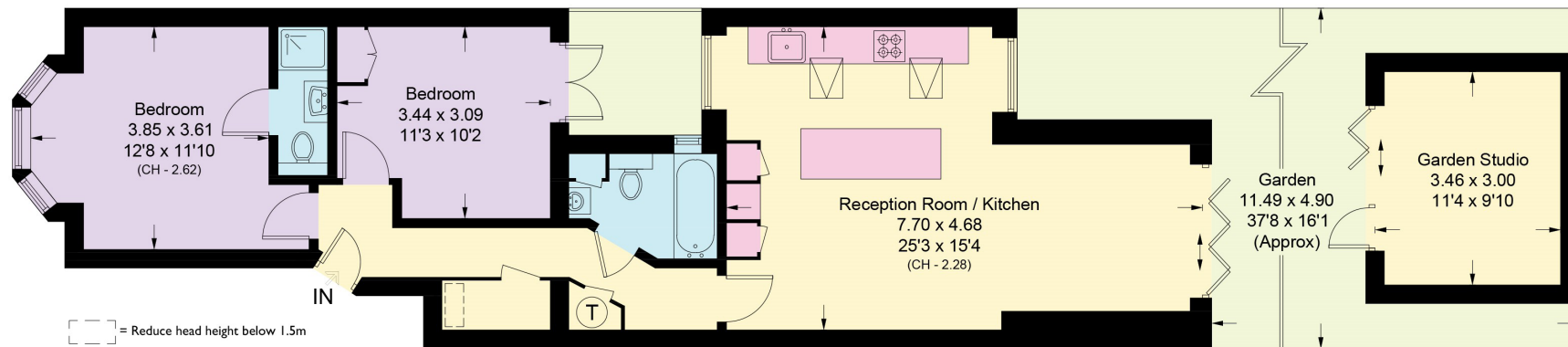




At the front of the property is the main bedroom with a beautiful bay window and ensuite shower room. The second bedroom offers double doors to a private courtyard and there is a further family bathroom.







### Ground Floor

Approximate Area = 71 sq m / 764 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)

Approximate Gross Internal Area = 81.2 sq m / 874 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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