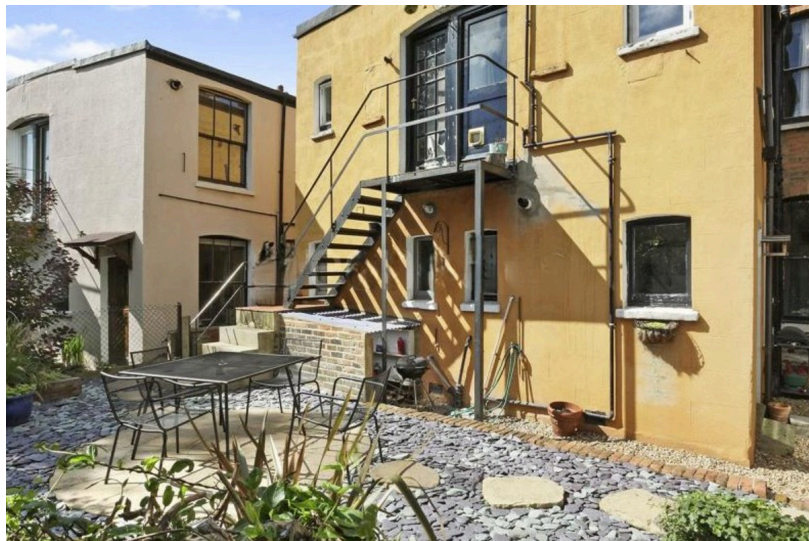


Glengall Road, NW6

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Glengall Road, NW6

Period Charm or Proper Proportions of a modern flat? At Glengall Road, You Get Both with a Private Terrace and Shared Garden.

- Rare one-bedroom ground floor Edwardian flat
- Private terrace with direct access to a charming shared garden directly from the kitchen
- Purpose-built in 1903, period building with excellent proportions
- High ceilings and excellent natural light flooding in every room
- Over 500 sq ft of internal space
- Generous double bedroom with calming, neutral interiors
- Large reception room with fireplace and wood flooring throughout

Spacious proportions of a modern flat with period Edwardian charm... a spacious ground floor flat, purpose built with high ceilings, floods of light, a private terrace and direct access to a beautiful shared garden.

Set within an attractive purpose-built Edwardian building on the borders of Queen's Park/ Kilburn, this rare ground floor apartment combines the character and warmth of a period property with room proportions genuinely designed for living.

At over 500 sq ft, the flat immediately feels generous. High ceilings, large windows and excellent natural light create an uplifting sense of space throughout, whilst original features and wood flooring bring warmth and personality.

The reception room is particularly impressive — a beautifully proportioned living space centred around a fireplace, equally suited to relaxed evenings or entertaining friends. To the rear, the kitchen-diner offers something rarely found in one-bedroom flats: genuine room to cook, dine and socialise comfortably. Finished with shaker-style cabinetry and soft natural wood tones, the space opens directly onto a charming shared garden — ideal for morning coffee, summer evenings or simply enjoying a quieter pace of London life.

The bedroom is a calm and welcoming retreat with generous proportions, built in cupboards and a peaceful atmosphere that continues throughout the home. You can drink in the green garden from the comforts of your picturesque window. ►





- ▶ Glengall Road itself is a quiet, leafy residential street ideally positioned between Queen's Park and Kilburn. Salisbury Road's cafés, restaurants, independent shops and popular Sunday Farmers' Market are all within easy reach, alongside the green open spaces of Queen's Park itself.

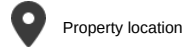
Excellent transport connections provide quick access into Central London, making this an ideal first home, London base or investment opportunity.

A beautifully balanced home offering period charm, unusually generous proportions and access to outdoor space in one of North West London's most desirable neighbourhoods.





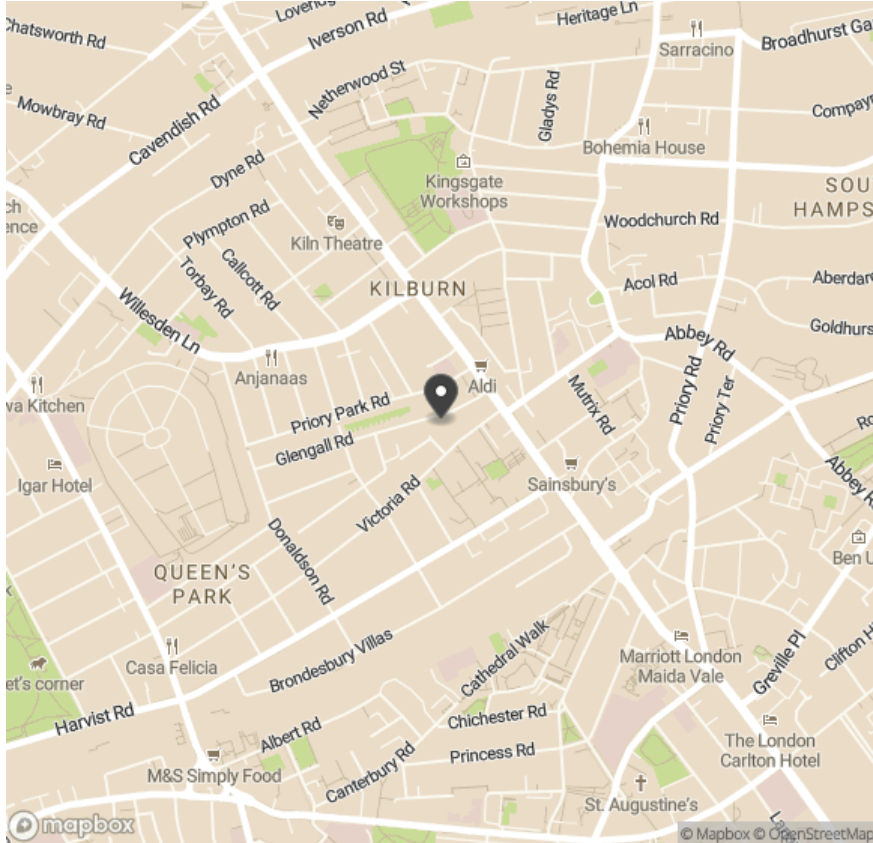
LOCATION



ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **TBC**

Potential: **TBC**



FLOOR PLAN

507 sq ft (47 sq m)



This floor plan is provided for guidance only. Measurements, layout, and proportions are approximate and should not be relied upon as a statement of fact.

Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



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