



## ALBERT ROAD

Queens Park, NW6



## A 2 BEDROOM FLAT FOR SALE ON ALBERT ROAD, QUEENS PARK.

A well proportioned 2 double bedroom flat for sale in George house. This property is modern throughout with plenty of natural light located on the ninth floor.

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Local Authority: London Borough of Brent

Council Tax band: C

Tenure: Leasehold, Approx 111 years remaining

Ground rent: £325\*

Service charge: £3,380\*

**Asking price: £525,000**

Upon entering this property, you are greeted with a wide hallway. The principal suite features an en suite bathroom, and a second double bedroom has access to a separate family bathroom.

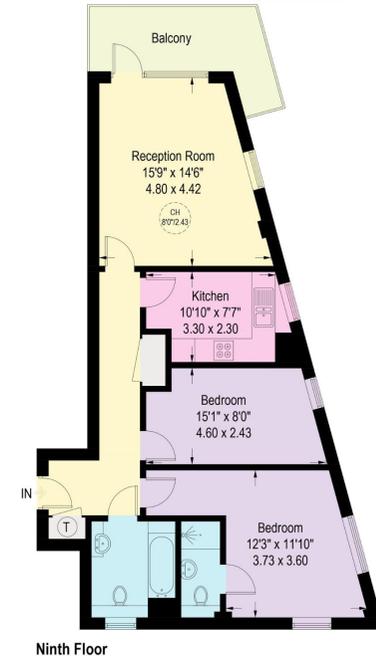
The reception room has direct access out to a large balcony ideal for entertaining, with views across North London.

The separate contemporary kitchen has been neutrally finished with plenty of cupboard space and built-in appliances. The hallway benefits from a utility cupboard, ideal for additional storage space.

George House is conveniently located in Queen's Park station (0.2 miles) and offers access to Euston Station, Watford Junction, and the Bakerloo line through central London.

\* Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

\*\* We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Approximate Gross Internal Area = 72.3 sq m / 778 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)



We would be delighted  
to tell you more.

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