



Mapesbury Gardens | Brondesbury | London | NW6

Asking Price - £760,000



- Three Bedrooms
- Private Terrace
- Share of Freehold
- Close to transport links
- Two Bathrooms
- Communal Garden
- Bike Store
- Off street parking available

Set within a new, apartment building on Mapesbury Gardens, this well presented three bedroom, two bathroom apartment offers well proportioned accommodation finished to a high standard throughout.

The property features wooden flooring across all principal rooms and a practical, well planned layout suited to contemporary living.

Accommodation comprises three generously sized bedrooms and two modern bathrooms. The reception space is bright and well laid out, complemented by a modern kitchen with stylish





finishes designed for everyday use.

Mapesbury Gardens is conveniently positioned in NW6, within easy reach of local shops, cafés and amenities, as well as the wider offerings of Queen's Park, Kilburn and West Hampstead. The area is well regarded for its selection of highly rated schools, making it a popular choice for families.

Transport links are excellent, with Brondesbury Park (Overground), Kilburn (Jubilee Line) and Queen's Park (Bakerloo Line) all close by.

* Please note some furniture has been digitally added



FLAT 2

GROUND FLOOR
3 BEDROOM



GROSS INTERNAL AREA
90 sqm / 969 sqft

KITCHEN / LIVING	3.4m x 8.2m / 11.3ft x 27ft	BEDROOM 3	2.2m x 4.1m / 7.0ft x 13.4ft
BEDROOM 1	3.0m x 3.9m / 9.8ft x 12.8ft	BATHROOM	2.4m x 2.1m / 7.7ft x 6.9ft
ENSUITE	1.5m x 2.3m / 4.9ft x 7.7ft	TERRACE 1	1.1m x 9.0m / 3.7ft x 29.5ft
BEDROOM 2	2.8m x 4.2m / 9.0ft x 13.9ft	TERRACE 2	2.3m x 10.1m / 7.4ft x 33.3ft



Council Tax Band **D** EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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