



Mapesbury Gardens | Brondesbury | London | NW6

Asking Price - £735,000



- Two Bedrooms
- Two Bathrooms
- Private Balcony
- Communal Gardens
- Share of Freehold
- Bike Store
- Close to transport links
- Off street parking available

Set within a new apartment building on Mapesbury Gardens, this well presented two 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 two 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. The property also benefits from a large private balcony which provides a valuable extension of the living space.





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.

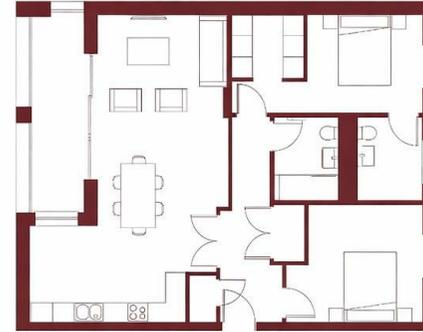
Transport links are excellent, with Brondesbury Park (Overground), Kilburn (Jubilee Line) and Queen's Park (Bakerloo Line) all close by.

* Please note some furniture has been digitally added



FLAT 9

FIRST FLOOR
2 BEDROOM



GROSS INTERNAL AREA
87 sqm / 939 sqft

KITCHEN / LIVING

8.7m x 4.5m / 28.7ft x 14.7ft

BEDROOM 1

2.8m x 5.5m / 9.1ft x 17.9ft

ENSUITE

2.4m x 2.1m / 7.9ft x 6.8ft

BEDROOM 2

3.3m x 3.3m / 10.9ft x 10.8ft

BATHROOM

2.3m x 1.8m / 7.7ft x 6.0ft

TERRACE / BALCONY

5.6m x 1.5m / 18.2ft x 4.8ft



Council Tax Band F 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			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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