



HUNTERS[®]

HERE TO GET *you* THERE



Brondesbury Park, London

Asking Price £425,000

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*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

Part of a luxury boutique conversion of only 7 flats on an elegant tree-lined avenue, this is a bright one-bedroom flat with multiple skylights and an enormous storage area split into 3 eaves. The size of the flat is 500sqf, which increases to 910sqf including these storage eaves. The property is situated on the second (top) floor, with a south-facing communal garden.

The property includes a spacious open-plan living room/reception area with space for a table, chairs and sofas, integrated kitchen appliances, a full-piece marble bathroom, real wood flooring with underfloor heating, and low voltage lighting. Boasting fabulous modern designs by Italian craftsmen. First come first served parking space and secure bike storage included. It comes with a share of freehold.

Brondesbury Park is very well located between Willesden Green and Queens Park, with the choice of Willesden Green High Road, Salusbury Road and Kilburn High Road with the variety of shops, bars, restaurants and multiple transport links.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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KEY FEATURES

- Sold chain-free
- Share of freehold
- Over 900 sqft of internal space
- Communal garden
- Completely renovated
- Off-street parking
- Underfloor heating





flyp

Approximate total area[®]
84.48 m²

Reduced headroom
39.96 m²

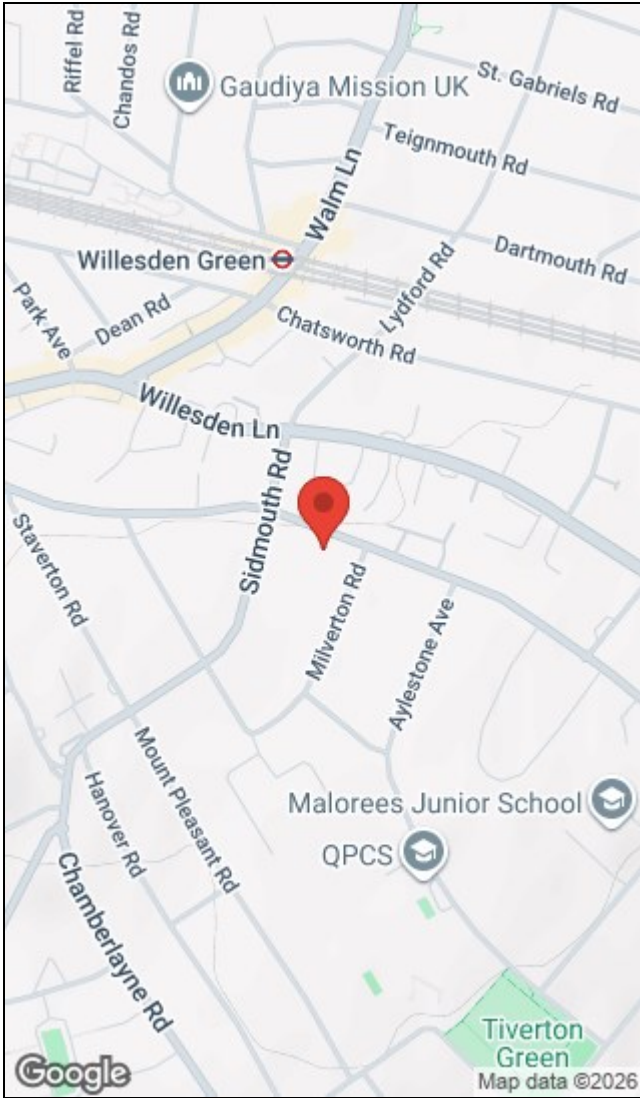
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
61			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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