



Mapesbury Gardens | Brondesbury | London | NW6

Asking Price - £475,000

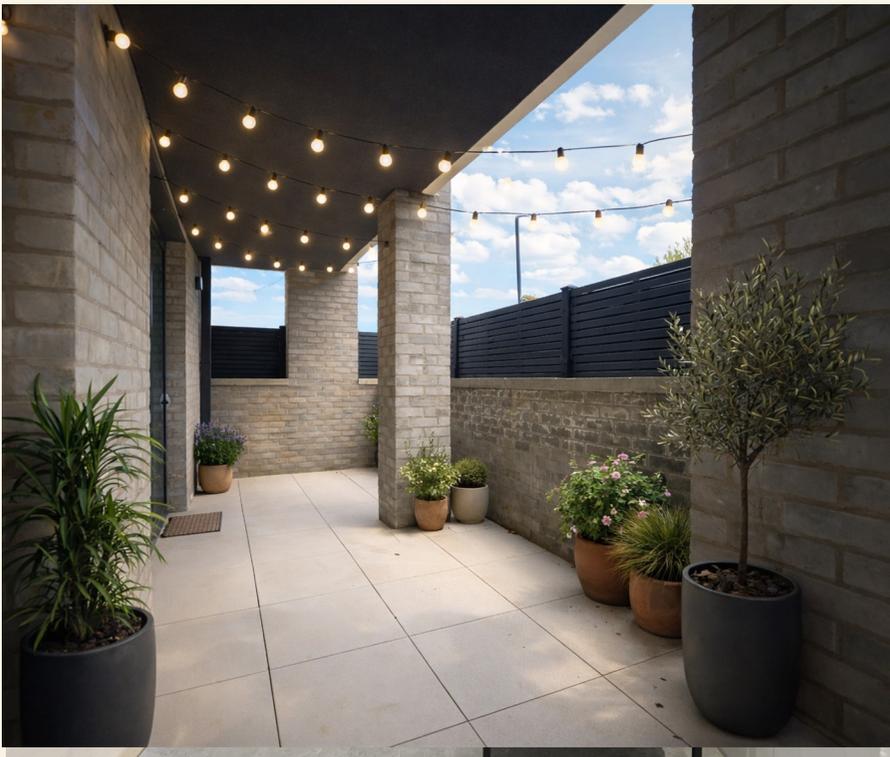
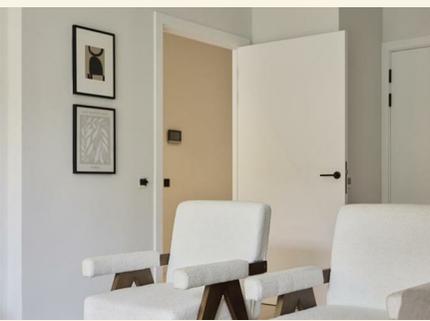


- One Bedroom
- Private Balcony
- Share of Freehold
- Close to transport links
- One bathroom
- Communal Gardens
- Bike Store
- Off street parking available

Set within a new apartment building on Mapesbury Gardens, this well presented one bedroom, one 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 one generously sized bedroom and one modern bathrooms. The reception space is bright and well laid out, complemented by a modern kitchen with stylish finishes designed for everyday use and 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



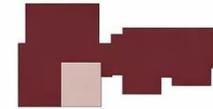
FLAT 8

GROUND FLOOR
1 BEDROOM



GROSS INTERNAL AREA
62 sqm / 665 sqft

- KITCHEN / LIVING
4.8m x 7.2m / 15.7ft x 23.5ft
- BEDROOM
3.5m x 3.8m / 11.5ft x 12.5ft
- BATHROOM
2.6m x 2.5m / 8.5ft x 8.0ft
- TERRACE
2.2m x 8.6m / 7.2ft x 28.1ft



Council Tax Band **F** EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-9) C			
(8-6) D			
(5-4) E			
(3-2) F			
(1-0) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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