

Charteris Road

LONDON

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Set on a peaceful, tree-lined street just moments from Queen's Park, this stylish garden flat offers a rare balance between quiet retreat and local buzz.

- A stylish raised ground-floor garden flat set within a handsome Victorian conversion
- In the heart of Queen's Park, two minutes from Lonsdale Road and Salisbury Road's cafés, shops and village buzz
- A living room which flows into the conservatory, leading through to the garden
- Walk to Queen's Park, Kilburn Park or Kilburn High Road stations for fast Zone 2 connections in minutes
- 2 Bedrooms, a bay-fronted main bedroom and a second, ideal for guests, a home office or nursery
- Circa 600 sq ft of light and bright living space
- Bathroom with a shower over the bath
- Separate smart fitted kitchen

You could spend hours enjoying your conservatory & private patio garden – but Queen's Park's brunch spots, green space and village buzz will tempt you out every day. This stylish garden flat makes staying in or heading out equally irresistible.

Whether you're buying your first home, investing in a sought-after postcode or looking to downsize without giving up space or style, this flat gets the balance right. It's calm when you want it - and close to everything when you don't. There's also an opportunity to do a side return extension.



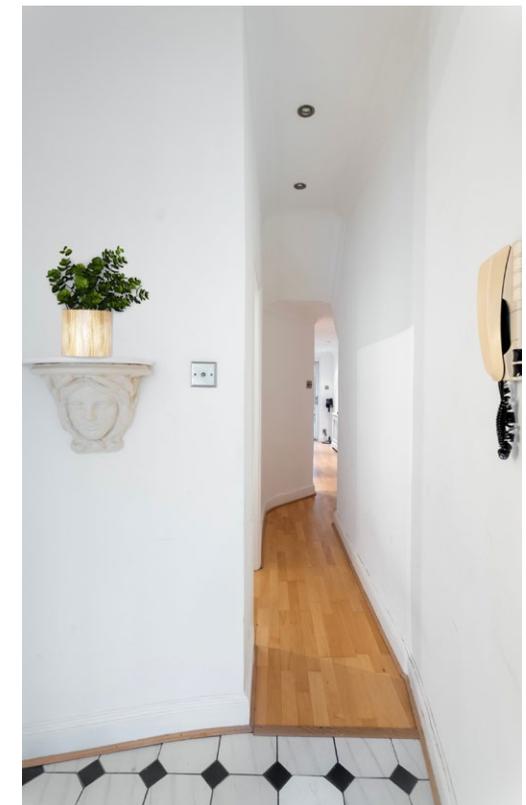


The living room opens into a light and bright conservatory, which leads out to a private patio garden. The separate kitchen is compact, modern and practical, next to the part-tiled main bathroom, which has a shower over the bath.

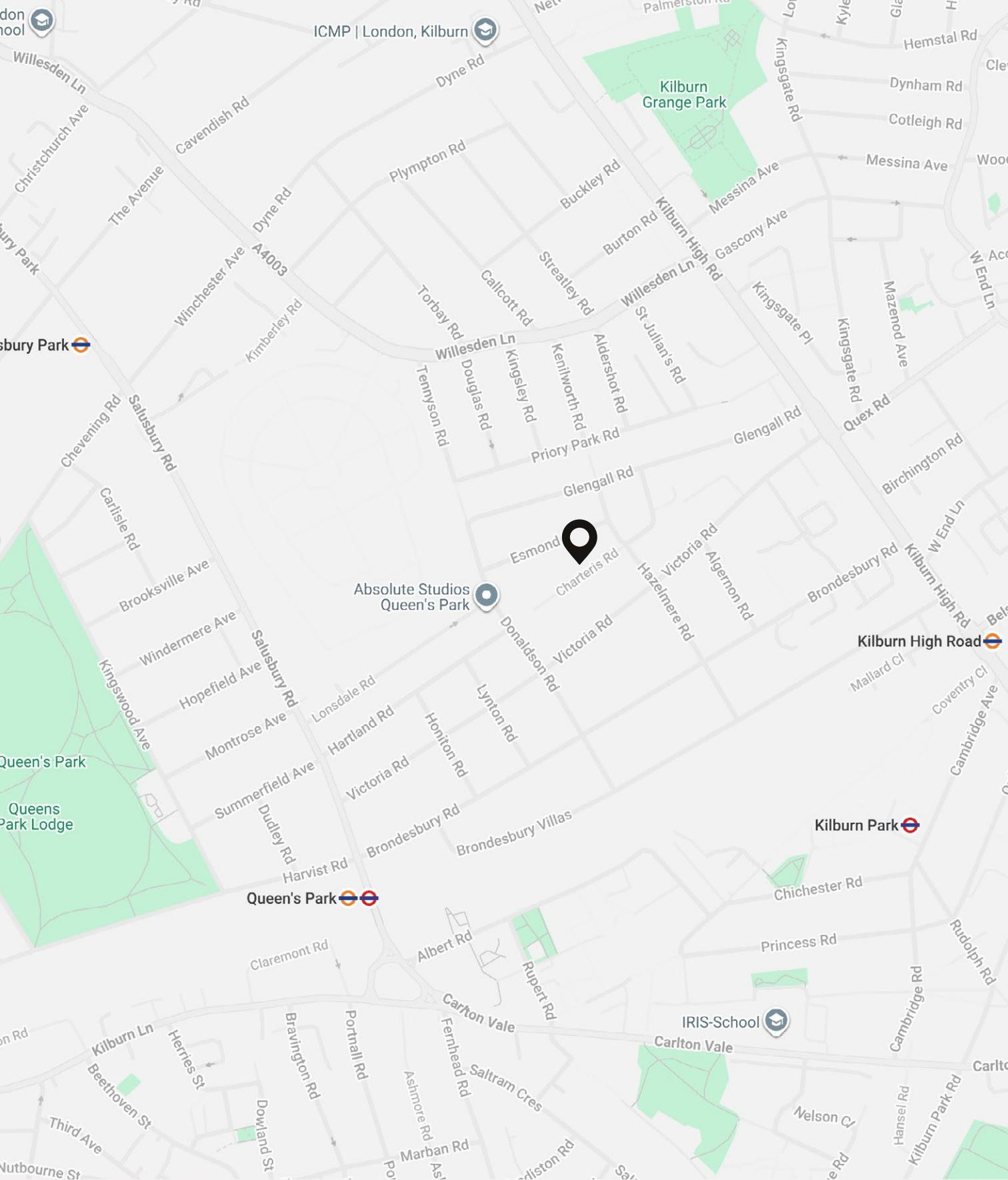
The main bedroom is at the front, with bay windows that flood the room with light and plenty of storage space in the mirrored fitted wardrobes. The second bedroom works perfectly as a home office or guest room.

Step outside and everything Queen's Park is known for is within easy reach – from the park's wide open green space and Sunday farmers' market to Salusbury Road and Lonsdale Road's cafés, brunch spots and boutique shops.

Transport is excellent too: Queen's Park (for the Bakerloo Line & Overground), Kilburn Park and Kilburn High Road stations are all within walking distance, giving you plenty of fast, easy links into central London.

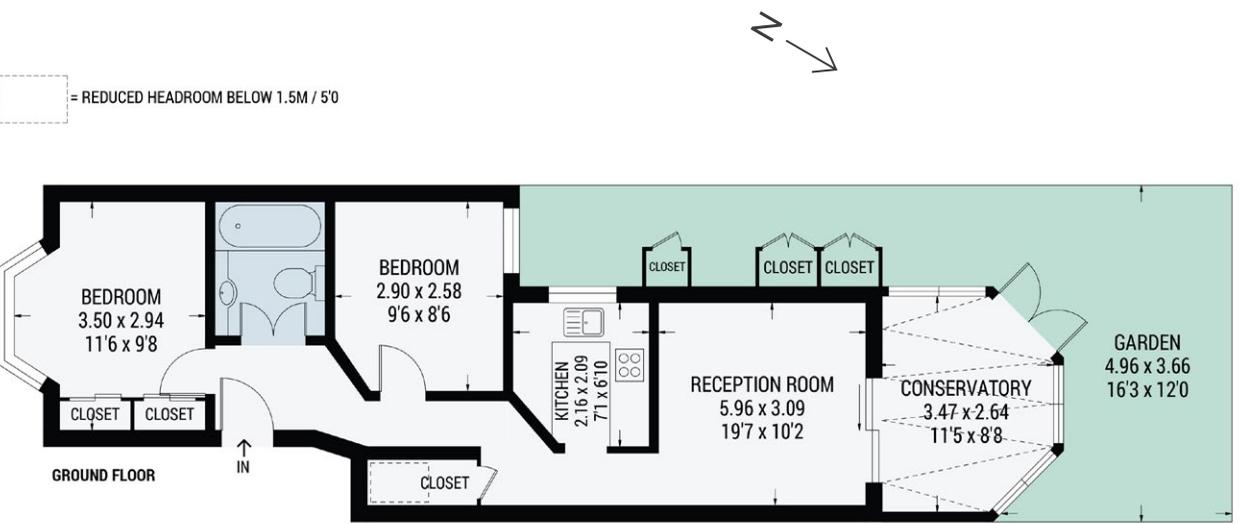






Floor Plan

Approximate Gross Internal Area = 574 sq ft / 53.3 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m
Total: 581 sq ft / 54 sq m



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