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**HUNTERS**

# Brondesbury Villas, Queens Park, London, NW6

Guide Price £450,000



Hunters have pleasure in offering to the market this stunning one-bedroom apartment on the highly sought-after Brondesbury Villas, offering 520 sq ft of living space & situated close to Queen's Park.

Accommodation comprises a spacious double bedroom with a bespoke fitted wardrobe, a full bathroom, a South-facing private terrace, and a stylish reception room with a feature fireplace leading to the open-plan kitchen. The apartment is offered with a long lease.

Ideally positioned for excellent access to Central London, with multiple nearby transport links including Kilburn High Road (Overground – 0.1 miles), Kilburn Park (Bakerloo Line – 0.2 miles), and Queen's Park Station (Bakerloo Line & Overground – 0.5 miles).

The vibrant local area offers an array of shops, cafés, and restaurants, particularly around Queen's Park. Residents also benefit from easy access to Queen's Park itself—a much-loved green space featuring tennis courts, a café, and a secure children's play area.

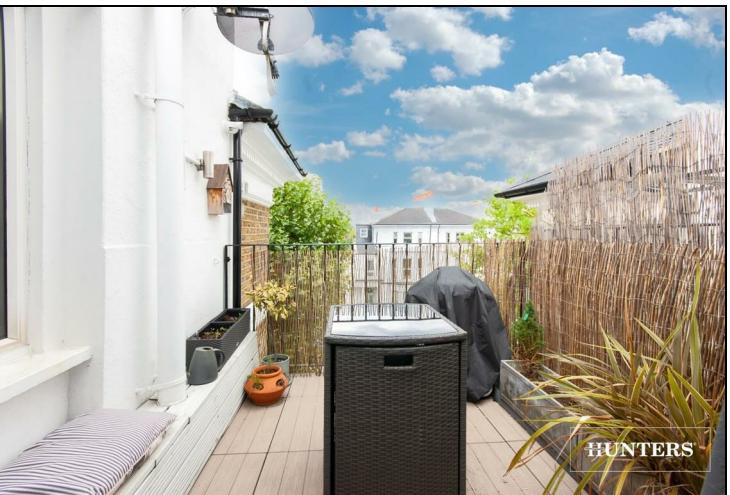
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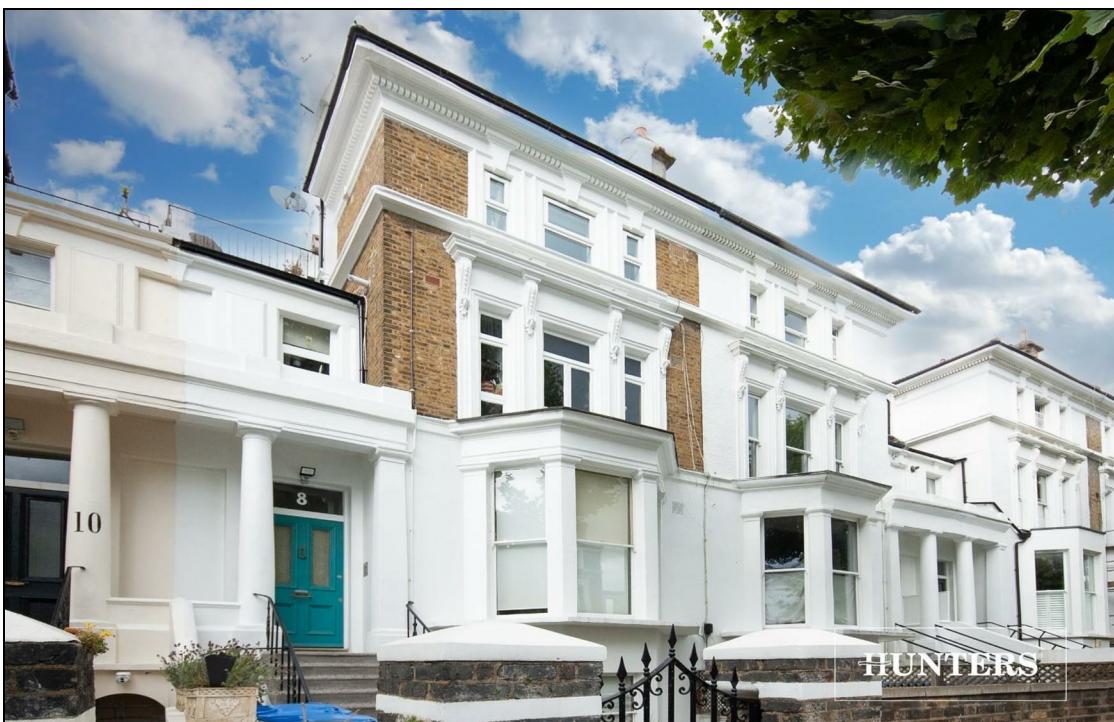


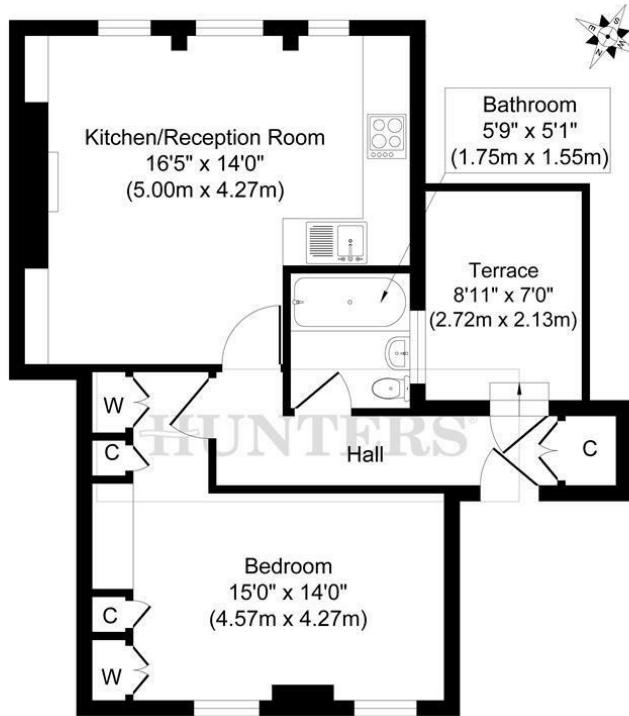
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## KEY FEATURES

- One Bedroom Top Floor Queens Park Apartment
- Private South-facing terrace
- Share of Freehold
- Over 520 sq.ft. of internal living space
- Built-in bedroom wardrobe
- Close proximity to Kilburn High Road & Queens Park stations
- Modernised throughout



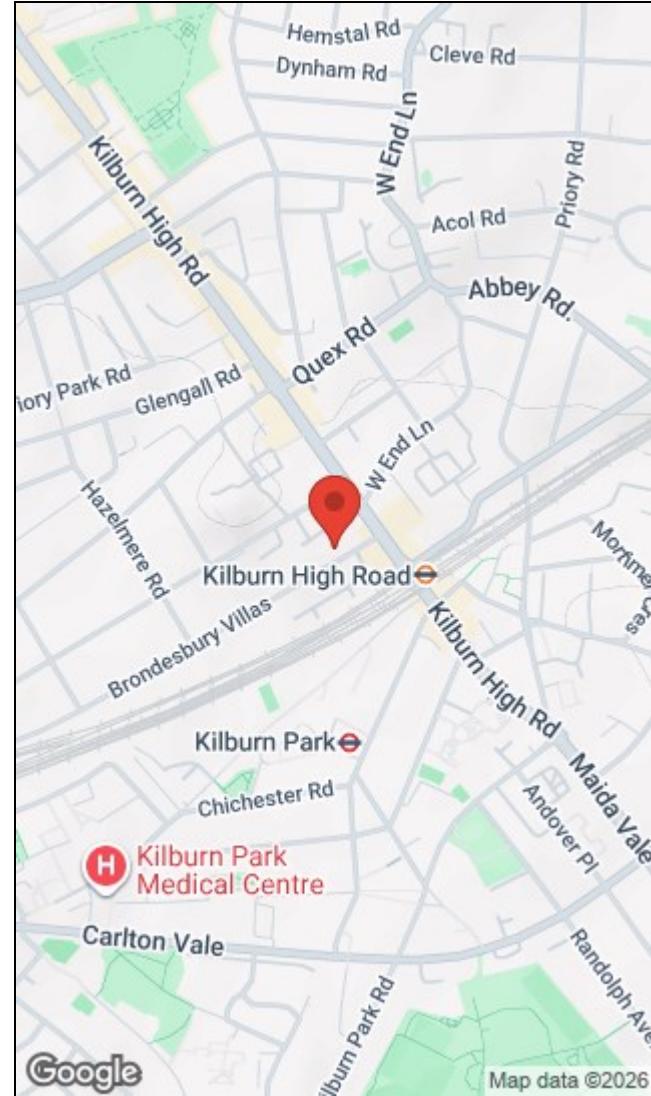




**Second Floor**  
**Approximate Floor Area**  
**520 sq. ft**  
**(48.27 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
England & Wales		Current	Potential
		69	77

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