



KIMBERLEY COURT, KIMBERLEY ROAD

BRONDESBURY PARK, LONDON, NW6 7SL

PRICE £1,195,000

VIDEO TOUR AVAILABLE. This magnificent and highly desirable recently refurbished 1279 sq.ft (119 sq.m) Ground Floor 'Live/Work' space comprises 3 double bedrooms (one being utilised as workspace/office) each with contemporary style en-suite shower/wc's, a wonderful bright 27ft reception and open plan kitchen with bifold doors leading to a 16ft x 14ft south facing outside space/patio and an additional outside space exclusive to the main bedroom. Features include porcelain flooring with underfloor heating, mirrored wardrobes and separate W.C. within the spacious entrance hall and the property is situated within this modern purpose block located close to both Brondesbury Park and Brondesbury (Mildmay Line) stations and near to the fashionable deli's/bars along Salusbury Road and beautiful Queens Park. Tenure is Leasehold (with 975 years unexpired). Last service charge £4535.00 per annum approx. Council Tax Band is 'F' (London Borough of Brent). Viewing recommended.

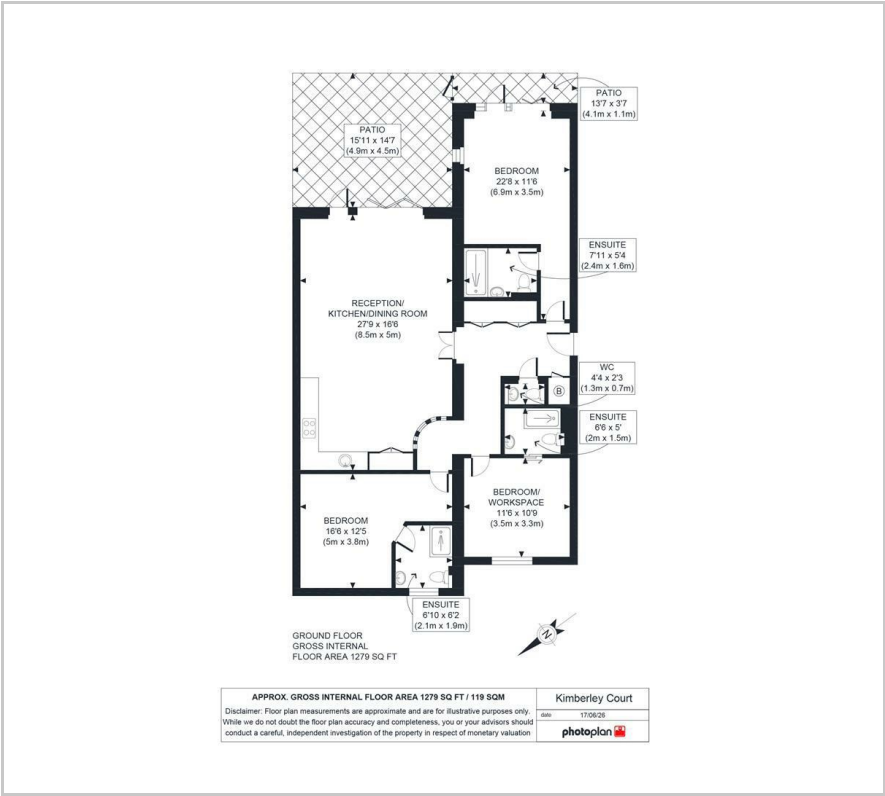
- HIGHLY DESIRABLE RECENTLY REFURBISHED 1279 SQ.FT (119 SQ.M) APPROX GROUND FLOOR 'LIVE/WORK UNIT'
- 3 DOUBLE BEDROOMS (ONE USED AS WORKSPACE) EACH WITH EN-SUITE SHOWER/WC'S
- WONDERFUL 27ft OPEN-PLAN RECEPTION/KITCHEN WITH BI-FOLD DOORS
- PORCELAIN FLOORING & UNDERFLOOR HEATING
- SEPARATE W.C. IN HALL
- SOUTH FACING OUTSIDE SPACE
- PATIO FOR EXCLUSIVE USE OF MAIN BEDROOM
- TENURE - LEASEHOLD (975 YEARS UNEXPIRED)
- NEAR QUEENS PARK
- MUST BE VIEWED

VIEWING

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information



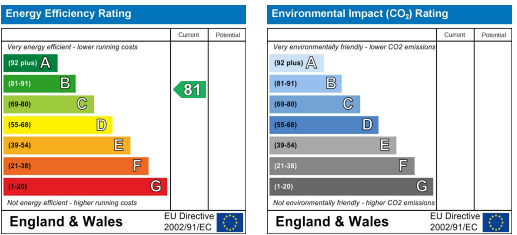
FLOOR PLAN



AREA MAP



ENERGY EFFICIENCY GRAPH



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