

Bryan Avenue NW10

London

Guide Price

£475,000

Discover this beautifully presented two-bedroom first-floor flat, offering 770 sq ft of modern living space within a charming 1930s purpose-built building, complete with a secluded and generously proportioned private garden.

Extremely well presented, this inviting home features a good sized reception room with dining area, perfect for relaxing or entertaining. The fully-equipped, modern kitchen boasts a convenient built-in pantry, providing ample storage. The contemporary three-piece tiled shower room offers a sleek finish. Both double bedrooms are bright and well-proportioned, with the principal bedroom benefiting from practical built-in wardrobes. A standout feature is the impressive 29-ft private garden, directly accessible from the apartment, providing a wonderful outdoor retreat.

Further enhancing this property is the share of the freehold with no service charge or ground rent and ownership of the large loft space above, presenting an exciting opportunity to create additional living space, subject to the usual permissions and consents.











Ideally positioned between the vibrant areas of Willesden and Kensal Rise, the flat benefits from excellent transport links. Willesden Green (Jubilee Line - Zone 2) and both Brondesbury Park and Kensal Rise (Overground - Zone 2) stations are within easy reach, making commuting straightforward.

The local area offers a wealth of amenities, including a diverse range of shops, restaurants, and cafes. For green spaces and leisure facilities you have Queens Park, Tiverton Green, Roundwood Park and King Edward's Park along with Nuffield Gym & Willesden Sports Centre.

Please quote property ref MP0390 to speak to the local Estate Agent about this property.



- Private rear garden
- Two double bedrooms
- Modern kitchen
- Contemporary shower room
- First floor
- Potential for loft conversion
- Excellent residential location
- Share of freehold
- No service charge or ground rent
- Council tax band D





