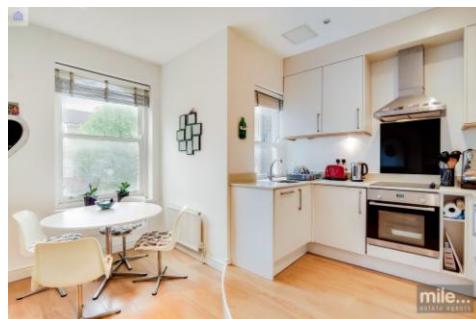




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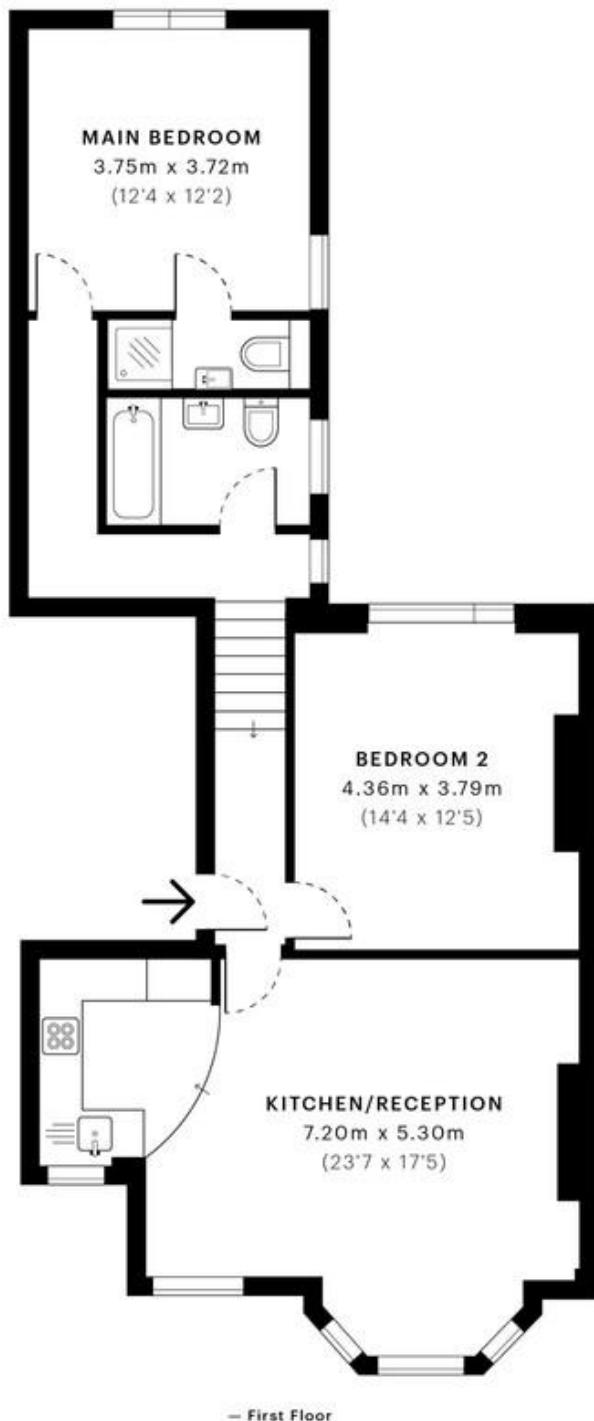


## Brondesbury Villas, London NW6

£675,000 Leasehold

Welcome to Brondesbury Villas, home to this stunning first-floor apartment set within an elegant period building. Offering approximately 870 sq ft of well-balanced living space, the apartment features a superb 23ft open-plan kitchen/living room with bay windows, flooding the space with natural light. The contemporary, fully fitted kitchen sits seamlessly within the room, creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms and two bathrooms, including a stylish en-suite to the principal bedroom. Further benefits include double-glazed windows, a tasteful blend of original wooden floorboards and carpet, excellent storage throughout, and an impressive sense of light. The property is offered chain-free with a 109-year lease remaining. Brondesbury Villas is a highly regarded Queens Park address, perfectly positioned within walking distance of the popular shops, cafés, bars and restaurants of Salusbury Road, excellent transport links, and the beautiful open green spaces of Queen's Park.

- Victorian conversion
- Two double bedroom
- Two bathrooms (one en-suite)
- Chain Free
- Leasehold (109)
- Excellent condition
- Bright and airy
- Open-plan kitchen living area
- Quiet residential road
- Close to shops and transport



— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property

81.12 sqm / 873.17 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
76.72 sqm / 825.81 sqft

0.00 sqm / 0.00 sqft



0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS-3B RESIDENTIAL - 80.44 sqm / 865.85 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.