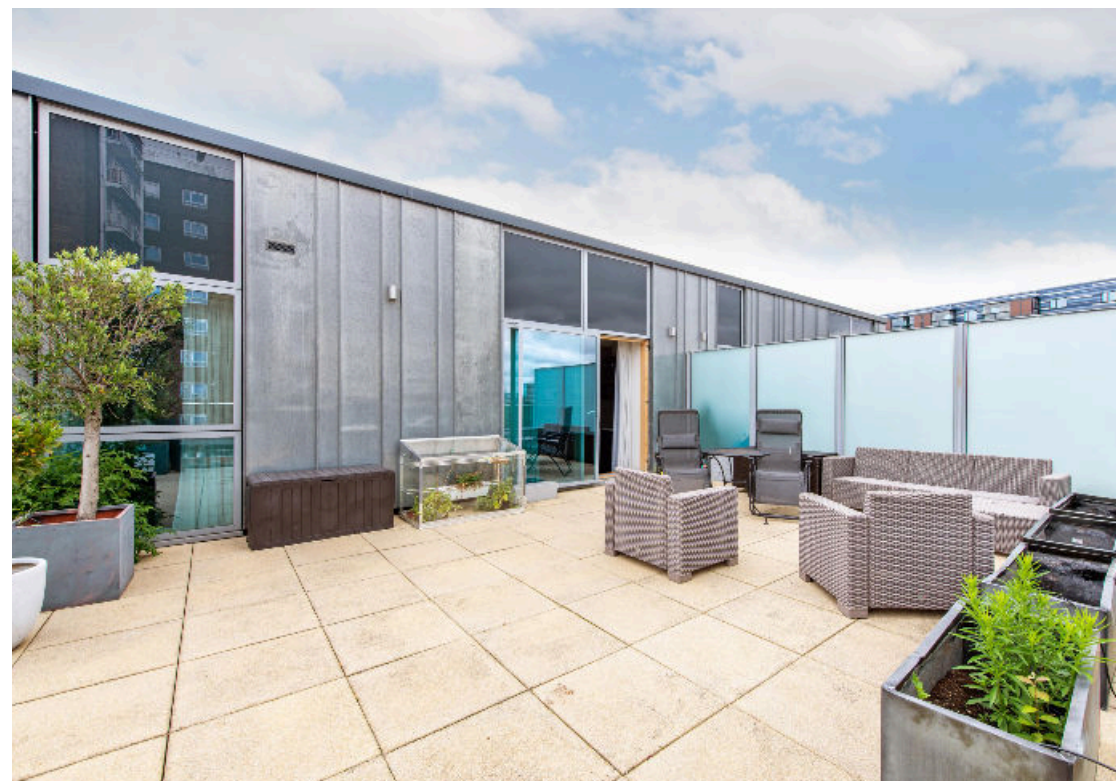


Birchside Apartments, Queen's Park NW6







Offered for sale is this large two bedroom apartment measuring 1016 sq.ft. in Queens Park Place. Featuring a private East facing terrace with access to the landscaped communal gardens, the development additionally benefits from a 24 hour concierge service and an on-site Marks & Spencer's.

A secure underground parking space and storage room are also included. The apartment comprises a modern, open plan kitchen and living area, adjoined by an area of private outside space, which creates the perfect space for living and entertaining. There is underfloor heating throughout and an air cooling system. The property provides two good sized bedrooms. The principal bedroom enjoys en suite bathroom, additionally there is also a large family bathroom.



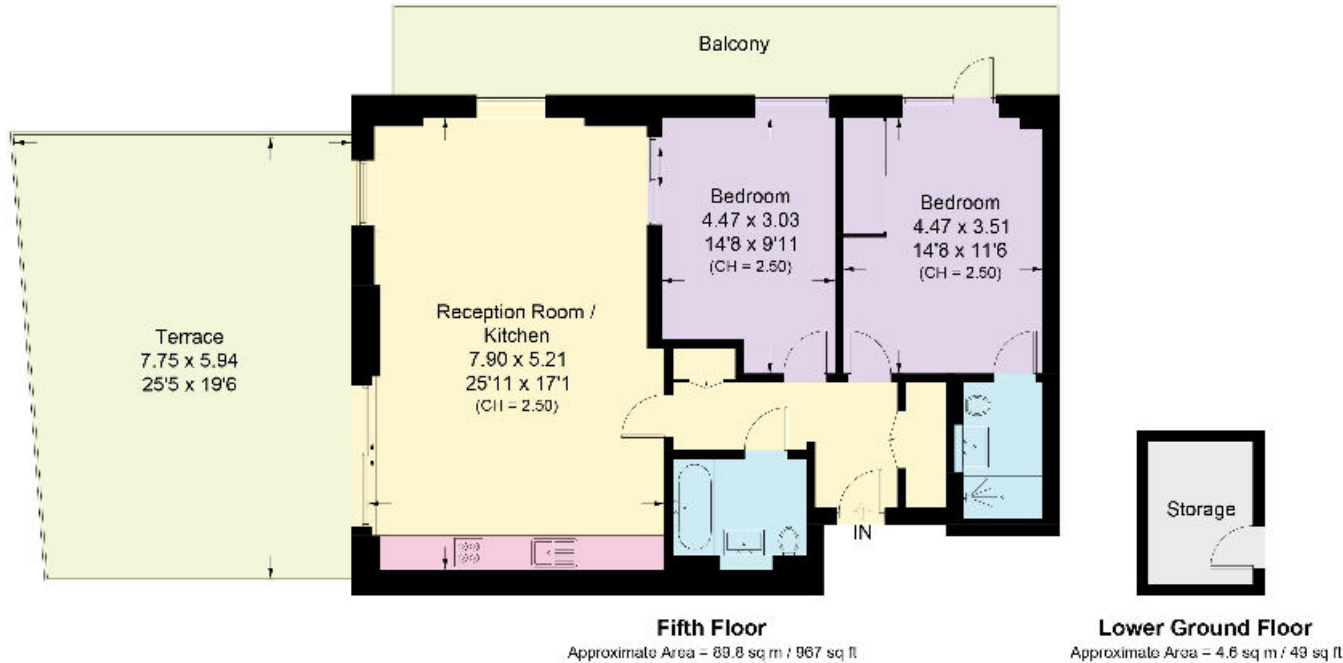
London Borough of Brent

Leasehold



Birchside Apartments, NW6

Approximate Area = 89.8 sq m / 967 sq ft
Storage = 4.6 sq m / 49 sq ft
Total = 94.4 sq m / 1016 sq ft



Location information

Queen's Park is a popular spot for families and young professionals. Superbly situated directly opposite Queen's Park Underground and Overground Stations (Bakerloo and London Overground Lines), Queen's Park Place is well located for all of the amenities of Salusbury Road and Queen's Park itself.

The development will additionally benefit from easy access to Crossrail.

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Knight Frank
Queen's Park
60c Salusbury Road
Queen's Park London NW6 6NP

We would be delighted to tell you more.

Queens Park
020 3815 3020
queenspark@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [Aug 2021]. Photographs and videos dated [Aug 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.