



Victoria Road, Kilburn NW6





# Victoria Road, Kilburn, **NW6**

This bright one bedroom flat is arranged over the top floor of a handsome Victorian building located on a desirable tree lined street in Queen's Park.

The property boasts a wealth of light and space with attention to detail throughout. It comprises a large reception room with separate kitchen. To the rear of the property is a generous double bedroom which overlooks gardens, a three piece shower room and ample storage space.



**Guide price:** £450,000

**Tenure:** Share of freehold plus Leasehold: approximately 965 years remaining

**Service charge:** £350 per annum(includes insurance)

**Local authority:** London Borough of Brent

**Council tax band:** C





Victoria Road is well located for transport links with the Bakerloo line at Queen's Park or the London Overground at Brondesbury station or Kilburn High Road station. Salusbury Road offers an excellent choice of cafes, restaurants and shops and the property is also within good reach of the park, local library and sport facilities including tennis courts and local gyms.


The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.

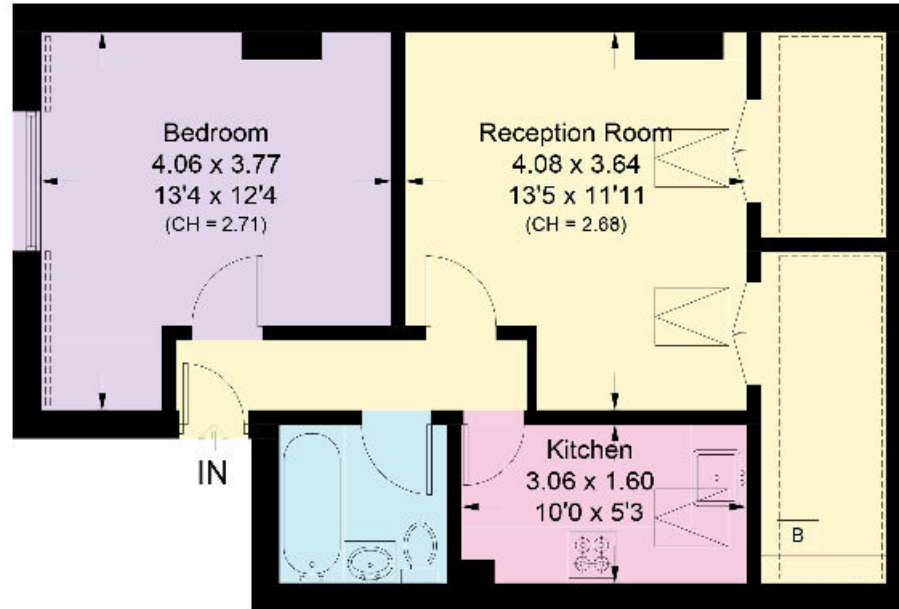


## Victoria Road, NW6

Approximate Area = 48.8 sq m / 525 sq ft  
Including Limited Use Area (6.9 sq m / 74 sq ft)



 = Reduce head height below 1.5m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

### Second Floor

Knight Frank

Queen's Park  
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We would be delighted to tell you more

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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.

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