

# Brondesbury Villas, Queen's Park NW6

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A charming three bedroom apartment located on the first floor of this handsome, Victorian villa in the heart of Queen's Park. The property offers 812 sq ft of internal living accommodation.

Benefiting from a southerly-facing aspect, the reception/ kitchen is the property's main focal point and offers a great open plan space complete with integrated appliances, bay windows and high ceilings. There are three generously proportioned bedrooms with a family bathroom and a separate WC. The property is offered chain free with a long lease.



**Guide price:** £650,000

**Tenure:** Leasehold: Will be sold with a new lease length tbc

**Service charge:** Please note we have been unable to confirm the service charge amount or review period. You should ensure that you or your advisors make your own inquiries

**Ground rent:** We have been unable to confirm the service charge amount or review period.

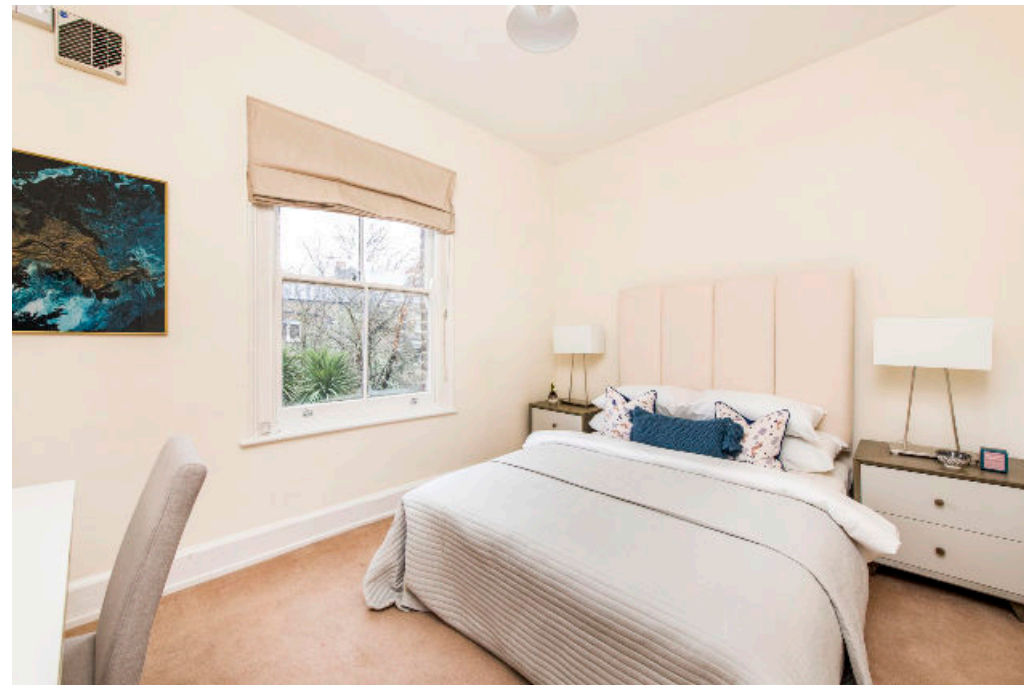
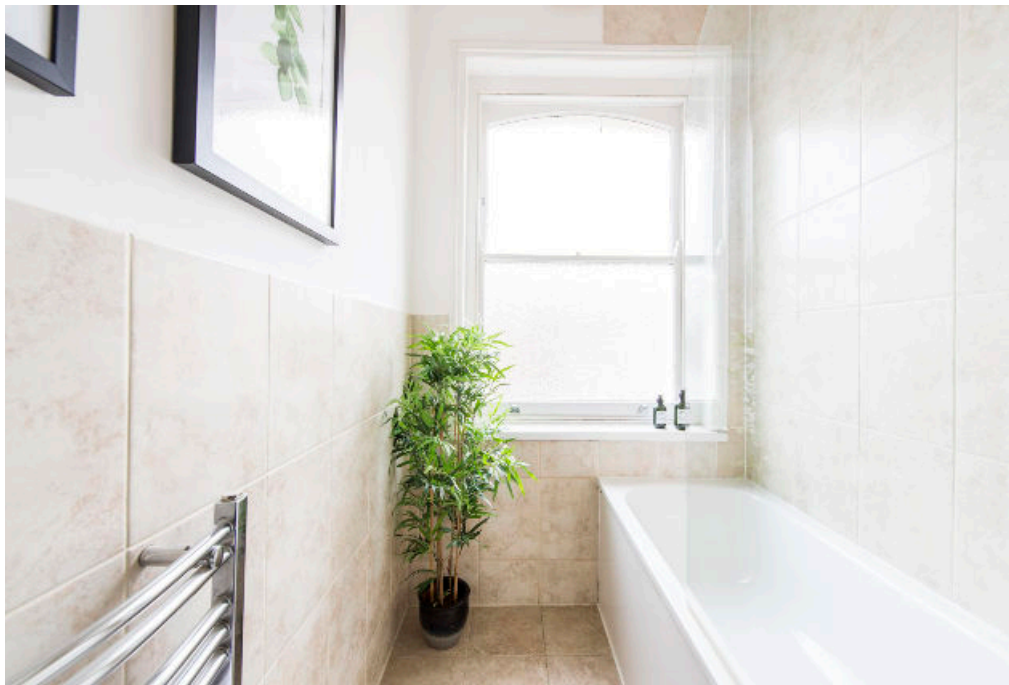
**Local authority:** London Borough of Brent

**Council tax band:** E



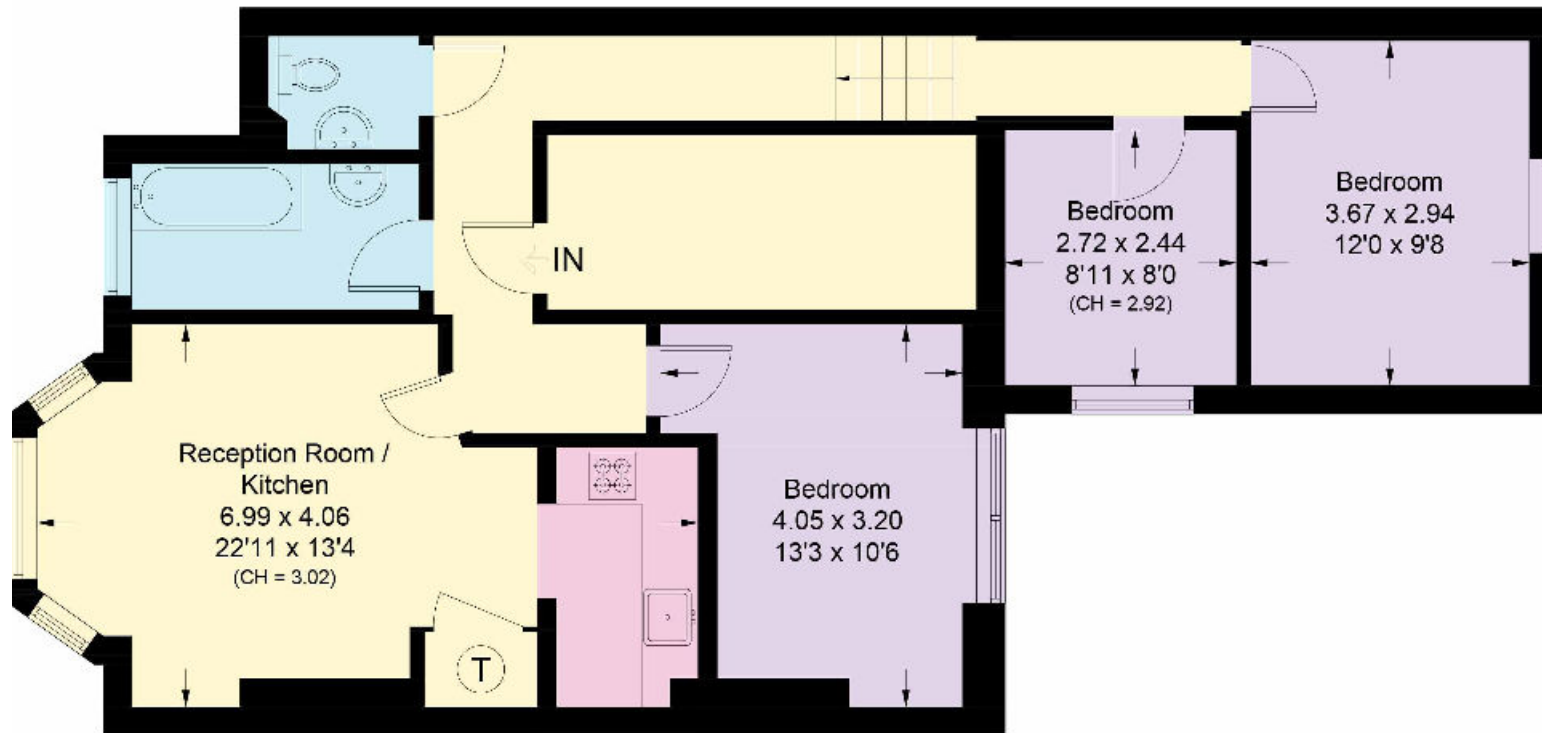


Brondesbury Villas is one of the most sought after streets in Queen's Park, offering close proximity to the park and its facilities, along with good access to transport links via the Bakerloo line at Queen's Park or the overground at Kilburn High Road. Salusbury Road offers an excellent choice of cafes, restaurants and shops.



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Approximate Area = 75.4 sq m / 812 sq ft



## First Floor

Approximate Area = 75.4 sq m / 812 sq ft

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.

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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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Particulars dated June 2023. Photographs and videos dated March 2021.

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