

Victoria Road, Queen's Park NW6

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# Victoria Road, Queen's Park **NW6**

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A charming four bedroom apartment located on one of the most popular streets in Queen's Park. This bright flat occupies the first and second floors of an attractive period building, offering almost 1000 sq ft of living space.

The first floor features a bright kitchen followed by the reception room with a bay window. There are also two spacious bedrooms on this floor, along with a family bathroom and a separate WC. The second floor unfolds to provide two more bedrooms as well as another bathroom. This property is offered chain-free with a share of freehold and the potential to further extend into the loft STPP.



**Guide price:** £850,000

**Tenure:** Share of freehold plus leasehold, approximately 997 years remaining

**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, 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 sports facilities, including tennis courts and local gyms. The property is well positioned for a large selection of private and state schools in Notting Hill, North Kensington, St John's Wood and Hampstead.

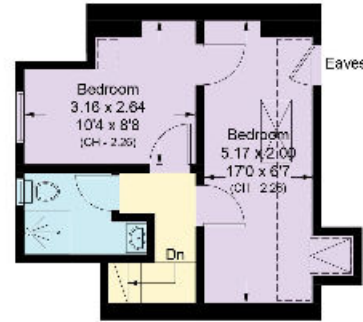


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Total Area = 97.6 sq m / 1050 sq ft  
(including limited use area)

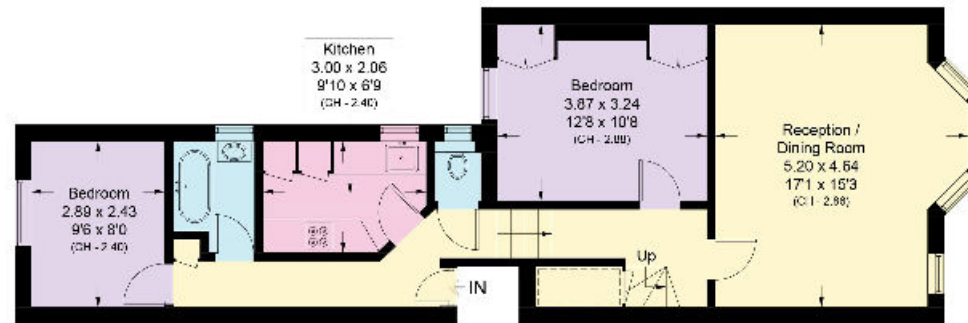


= Reduce floor height below 1.8m



## Second Floor

Approximate Area = 25.3 sq m / 272 sq ft  
Including Limited Use Area (4.0 sq m / 43 sq ft)



## First Floor

Approximate Area = 67.1 sq m / 722 sq ft  
Including Limited Use Area (1.2 sq m / 13 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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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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