

Glengall Road, London NW6



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An immaculately presented three bedroom duplex apartment. This apartment benefits from 1044 sq ft of light, bright and airy accommodation arranged over two floors with a private entrance.

Accommodation includes three bedrooms, three bathrooms and an open-plan kitchen/reception room. The first floor features three generously proportioned bedrooms and a main family bathroom. The principal suite is at the front of the property and enjoys a southerly aspect with an en suite bathroom.



Guide price: £699,995

Tenure: Leasehold: approximately 91 years remaining

Service charge: £600 per annum, please note we have been unable to confirm the review periods for the service charge & ground rent. You should ensure you make your own enquiries

Local authority: London Borough of Brent

Council tax band: D





On the second floor, there is a spacious open-plan kitchen/ reception room with various integrated appliances, followed by an additional bathroom.

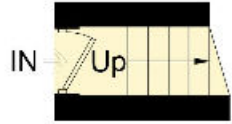
Glengall Road is well located for transport links with the Bakerloo line at Queen's Park or the London Overground at Brondesbury station. Salusbury Road offers an excellent choice of cafes, restaurants and shops and the property is also within good reach of the park, local library and sport facilities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



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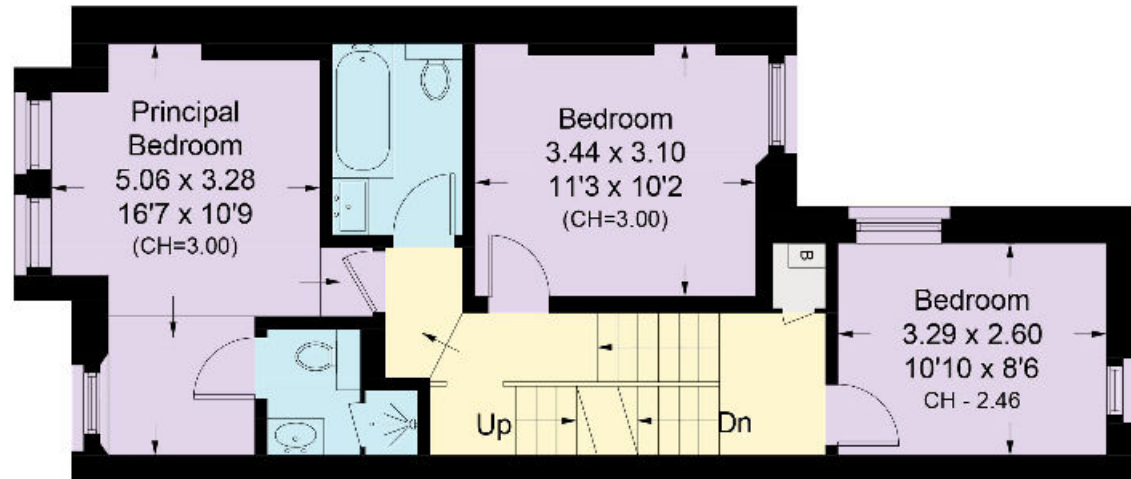
Total Area = 97 sq m / 1044 sq ft (including limited use area)



Ground Floor

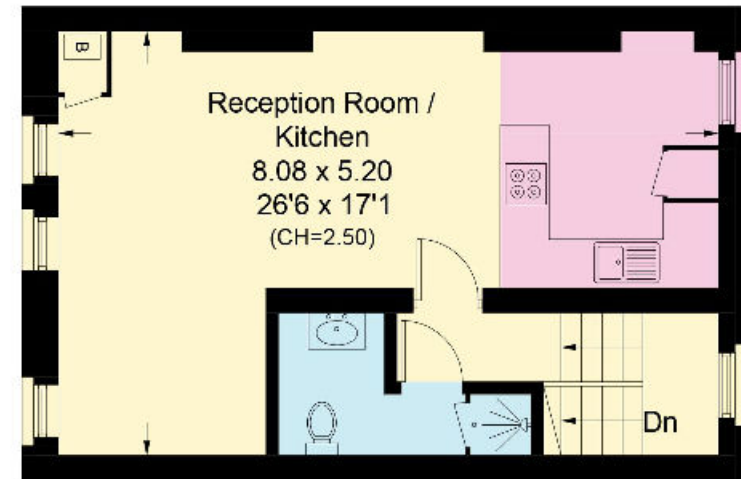
Approximate Area
1.6 sq m / 17 sq ft

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.



First Floor

Approximate Area = 53.2 sq m / 573 sq ft
Including Limited Use Area
(0.1 sq m / 1 sq ft)



Second Floor

Approximate Area
42.1 sq m / 453 sq ft

Knight Frank

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

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020 3815 3020
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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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