



BRONDESURBURY ROAD

London, NW6

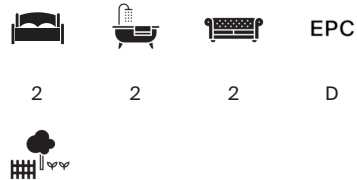






# BRONDESBURY ROAD

A beautifully designed, two bedroom apartment on the ground floor of a grand building, on one of Queen's Parks premier roads, Brondesbury Road.



Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Share of Freehold plus leasehold,, approximately 946 years remaining

Service Charge:\*

Ground Rent: \*

Guide Price: £1,565,000









The apartment has been tastefully designed offering a comfortable and modern living space with the benefit of period features. This impressive garden property captivates you the moment you enter with high ceilings and an abundance of natural light throughout. The front living room with bay window and marble fireplace leads straight through to the rear open plan kitchen / dining room and doors leading straight out to the garden.

The home features a contemporary modern kitchen fully fitted with high specification integrated appliances with more doors leading out to the garden. There is beautiful bespoke herringbone flooring throughout the living areas.











To the rear of the property is a large primary suite with built in wardrobes and ensuite bathroom. There is a second double bedroom with with built in storage and access to a separate family bathroom with both bedrooms benefiting from sliding doors providing direct access out to the garden.

Further benefits include a share of the freehold and a cellar with separate W/C and utility space.

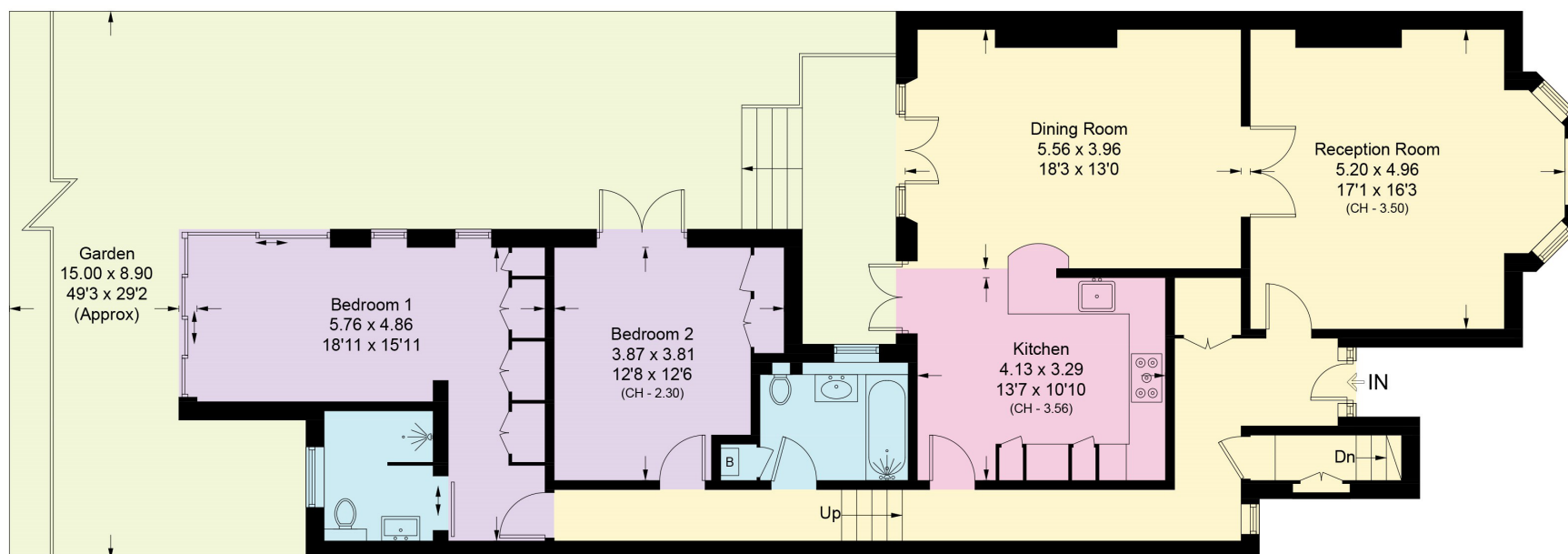


\*Please note we have been unable to confirm the service charge, ground rent and their review periods. You should ensure you or your advisors make your own enquiries.





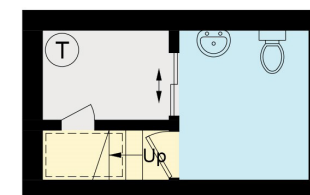




[---] = Reduce head height below 1.5m

### Ground Floor

Approximate Area = 124.6 sq m / 1341 sq ft



### Cellar

Approximate Area = 9.0 sq m / 97 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)





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