

# CAMERONS STIFF & Co.

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## Brondesbury Road, NW6



AVAILABLE NOW TO LET FROM 1st December 2023, is this presentable First floor, one-bedroom apartment that is situated within this period conversion property in the heart of Queen's Park, NW6

Offering 640 sq ft of living space this apartment comprises a bright reception room with large windows that dominate the room and some period features. Stairs lead down to a generously sized separate eat-in kitchen/dining area, and a white bathroom three-piece suite with roll-top bath. Other points worthy of note include ample storage, secondary double glazing & gas central heating throughout.

Brondesbury Road is situated between Kilburn & Salusbury Road with a vast array of bars, restaurants and boutique shops. Other amenities include gyms, health clubs, and yoga clubs. Both Queen's Park (Bakerloo - Zone 2) & Brondesbury Park (Overground) Stations.

- AVAILABLE TO LET FROM 1st December 2023
- 640 sq ft of living accommodation.
- Council Tax Band - C, Deposit - £1961
- Exceptionally large one bedroom flat
- Spacious eat-in kitchen/dining area
- Close to Queen's Park (Bakerloo & Overground) station.

**£1,700 Per Month**

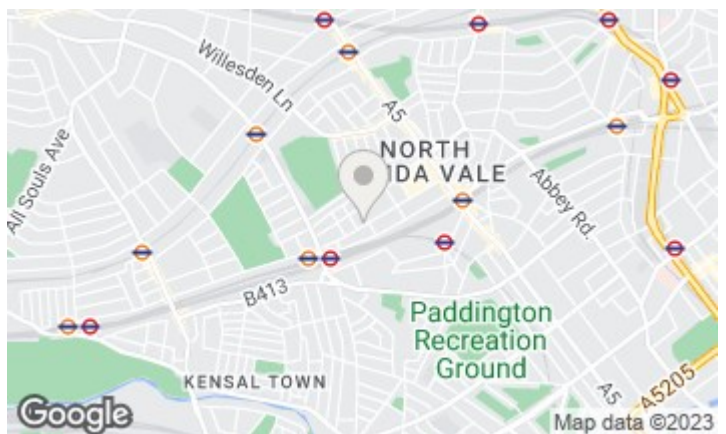
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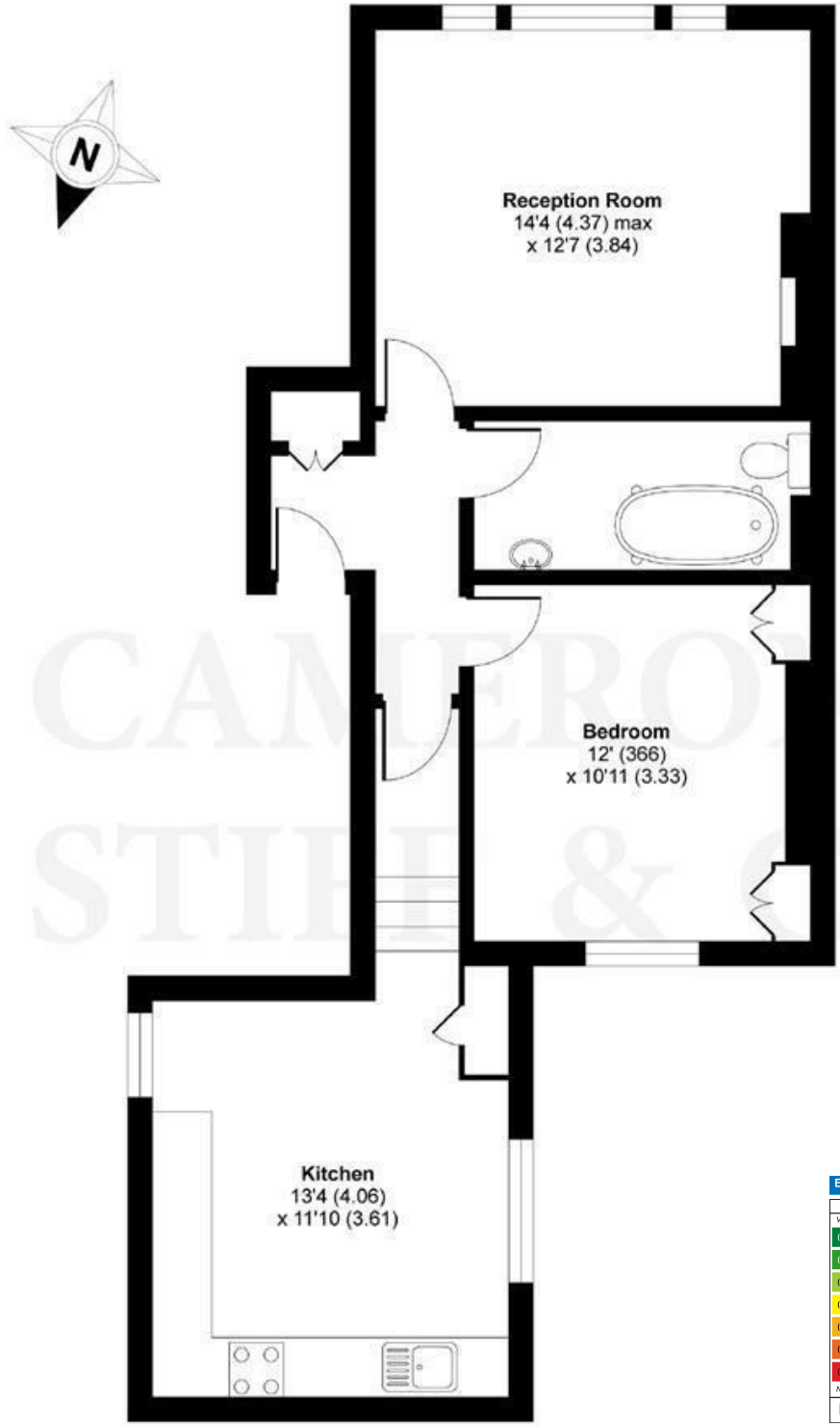
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**Brondesbury Road, London, NW6**

APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT 59.5 SQ METRES



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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