



## Brondesbury Villas, NW6



2



1



2



1138.00  
sq ft



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Camerons Stiff & Co are pleased to bring to the market For Sale this beautifully presented Garden Flat, situated on this popular residential road close to Queens Park.

This stylish 1138 ft apartment is beautifully finished combining contemporary and period features. The newly refurbished property comprises of an airy open plan kitchen/reception where natural light floods in on the polished concrete flooring with underfloor heating. The property has been completed to a high spec and benefits from Critall bi-folding doors leading out to a 42 ft south facing private garden. A summer house sits at the rear which is currently used as an artists studio. The property also comprises of two lovely double bedrooms both complete with fitted wardrobes and two bathrooms.

Brondesbury Villas is conveniently located with easy access to the popular Salusbury Road and Lonsdale Road with its broad selection of bars, restaurants and boutique shops. Great transport links include: Kilburn Park (Bakerloo Line- Zone 2), Kilburn High Road (Overground) and Queen's Park (Bakerloo Line-Zone 2 & Overground).

**£1,000,000 Share of Freehold**

# CAMERONS STIFF & Co.

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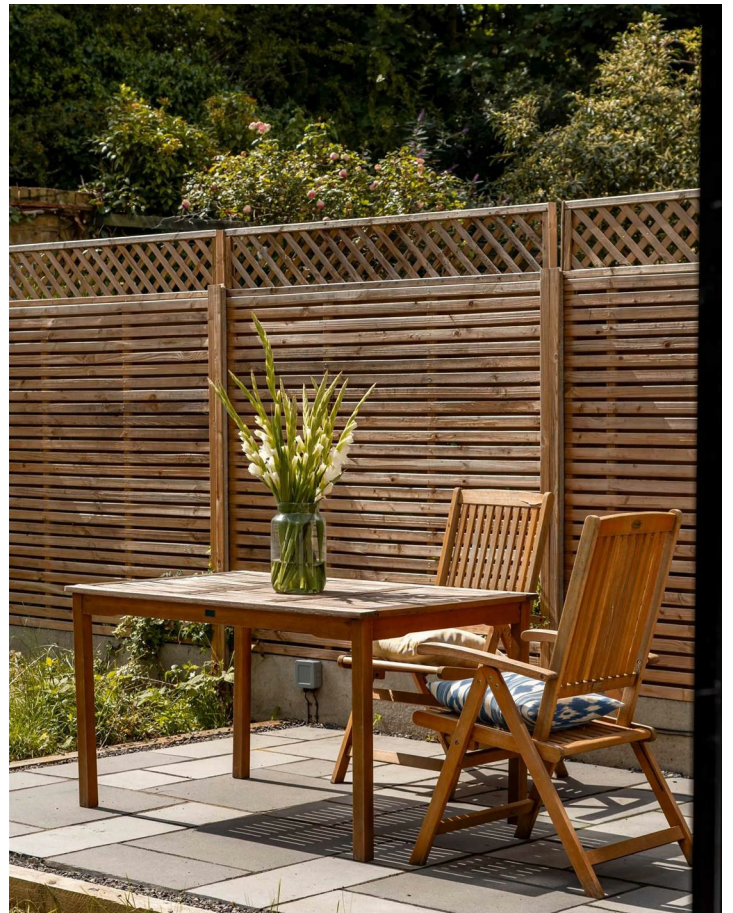


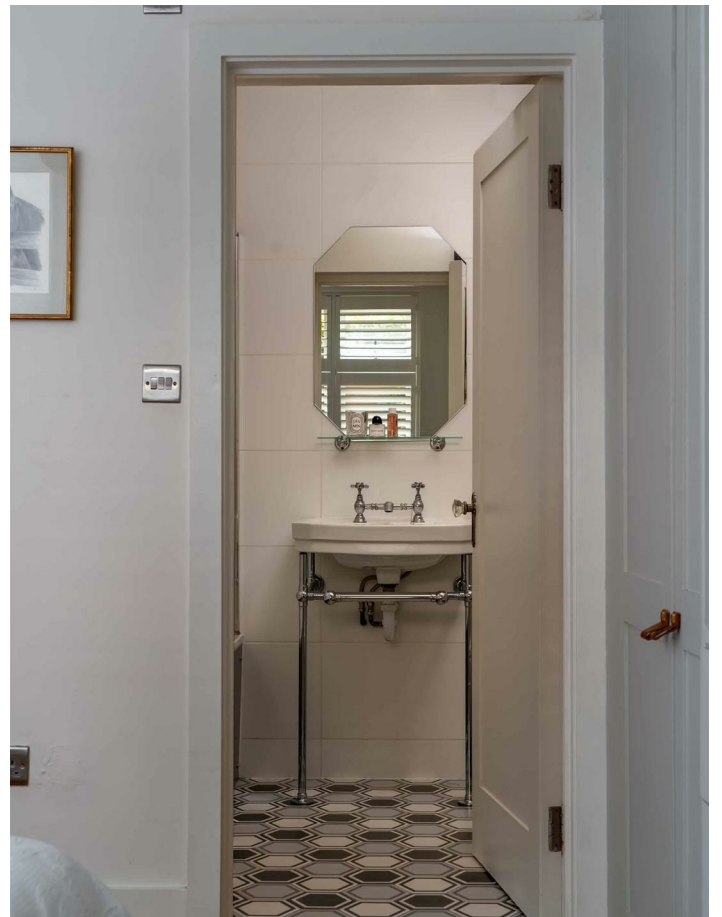
- Beautifully presented Garden Flat For Sale
- Combining contemporary style with Period features
- Close to Queens Park
- 1138 sq ft of stunning accommodation
- Open plan kitchen/reception
- Private south facing garden and summerhouse
- Two double bedrooms with fitted wardrobes
- Transport links: Queens Park (Bakerloo- Zone 2)  
Kilburn (Jubilee- Zone 2)
- Council Tax: Brent (D)
- Viewing is highly recommended



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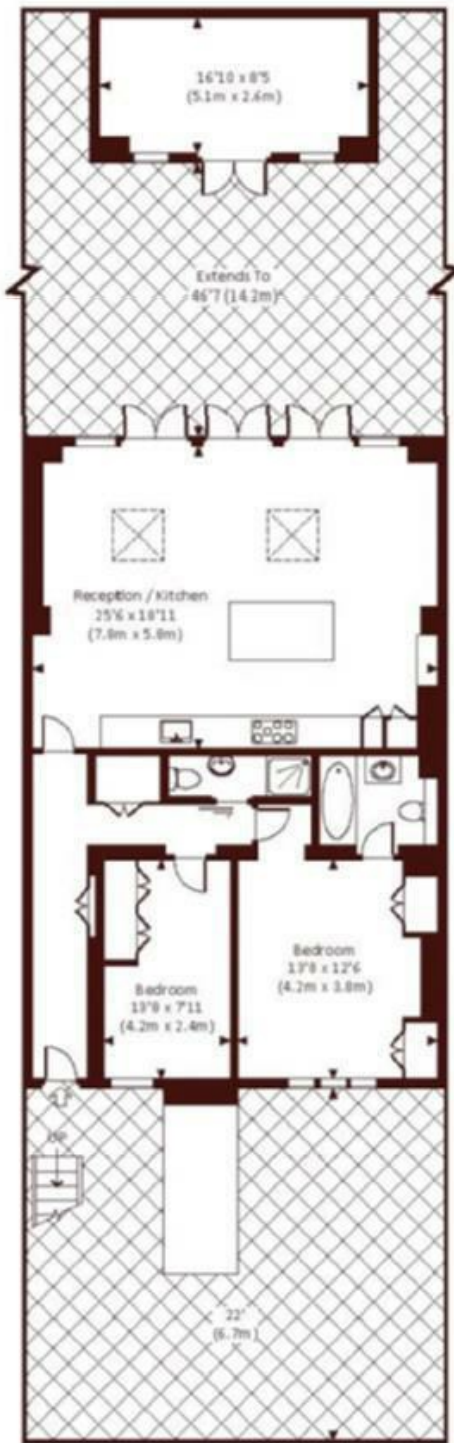
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# BRONDESBURY VILLAS, NW6

Approx. gross internal area  
1138 Sq.Ft. / 105.8 Sq.M.



LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Downing Jones Design shall not be liable for any reliance on these measurements. © 2017 www.downingjones.com 020 7612 9103

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 78                      | 79        |
|                                             |   | EU Directive 2002/91/EC |           |

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