

# CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



## Brondesbury Villas, NW6

For Sale and not to be missed is this beautifully presented Garden Flat combining a contemporary style mixed into a period Garden Flat. This superb apartment spans 1138 sq ft and is situated in the heart of Queens Park. This newly refurbished property comprises two double rooms and two bathrooms both with high spec decor along with a beautiful finish throughout, an airy open plan kitchen/reception boasting polished concrete flooring with underfloor heating. The flat benefits from Critall bi-folding doors opening to a 42 ft south facing garden with summer house at the rear, currently converted into a gym.

Brondesbury Villas is a tree lined residential avenue within a short distance to Queens Park Bakerloo Line (Zone 2) and the cafés, restaurants and bars of Salusbury Road.

- NOT TO BE MISSED
- Newly refurbished Garden flat
- Spanning 1138 sq ft
- 2 bedrooms, 2 bathrooms (1 en-suite)
- Open plan living space
- Underfloor heating
- Fitted wardrobe
- Large summer house in garden
- 42 ft south facing garden
- Excellent transport links within easy reach

**£875,000 Leasehold - Share Of Freehold**

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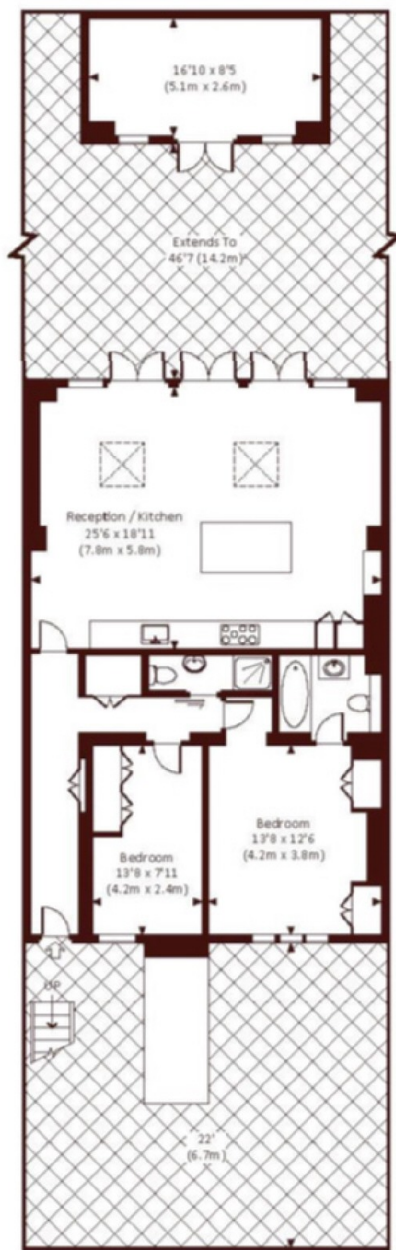
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Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C	78	79
72-81	D		
62-71	E		
52-61	F		
42-51	G		
1-41			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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 NIS 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 7512 9332

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