



HUNTERS[®]
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John Barker Court, Brondesbury Park, London, NW6

Guide Price £570,000



Hunters present this two bedroom first floor flat, set within a well maintained new build apartment block, spanning over 785 square foot of living space, with a private balcony.

The property consists of a primary double bedroom, an additional bedroom, a semi-open plan reception room with large windows and a private balcony, a fully integrated kitchen. The property does also have a shared ownership option.

Brondesbury Park is a tree-lined residential street with access to the shops, cafes, bars and restaurants in Willesden Green and Queen's Park. Transport links include Willesden Green (Jubilee) and Brondesbury Park (Overground), and multiple bus routes.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

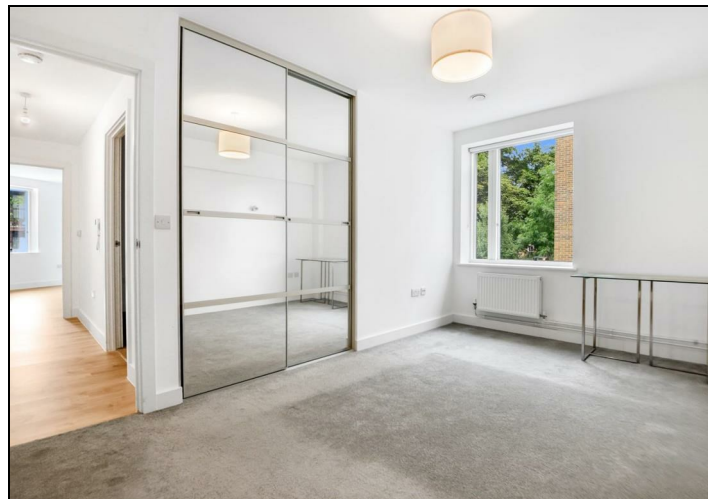


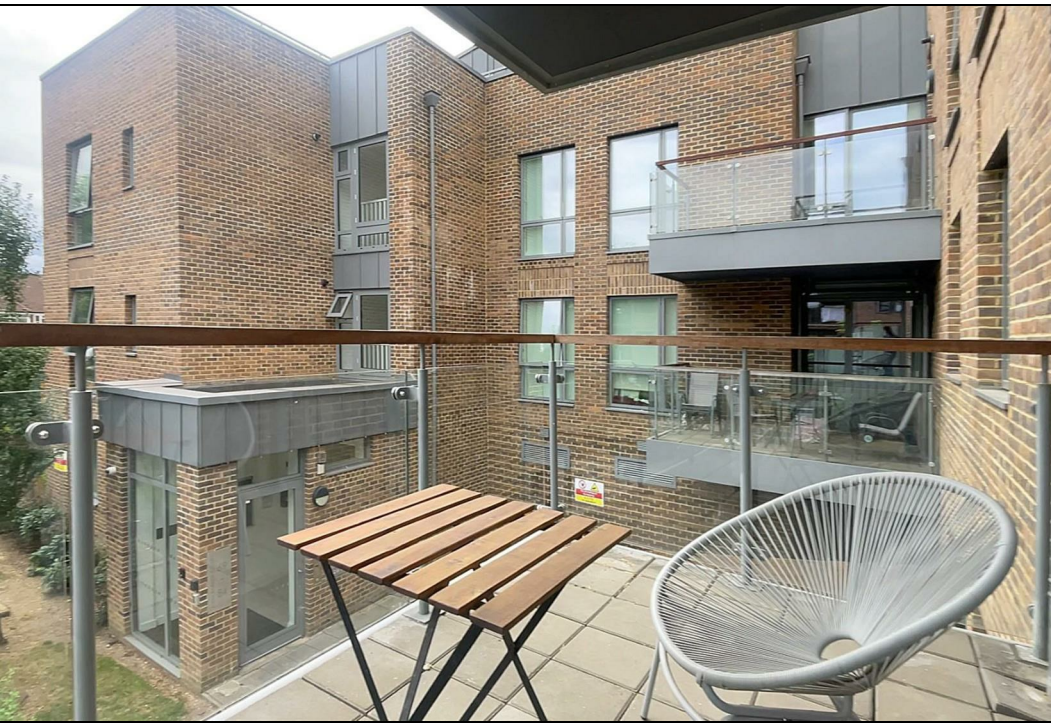
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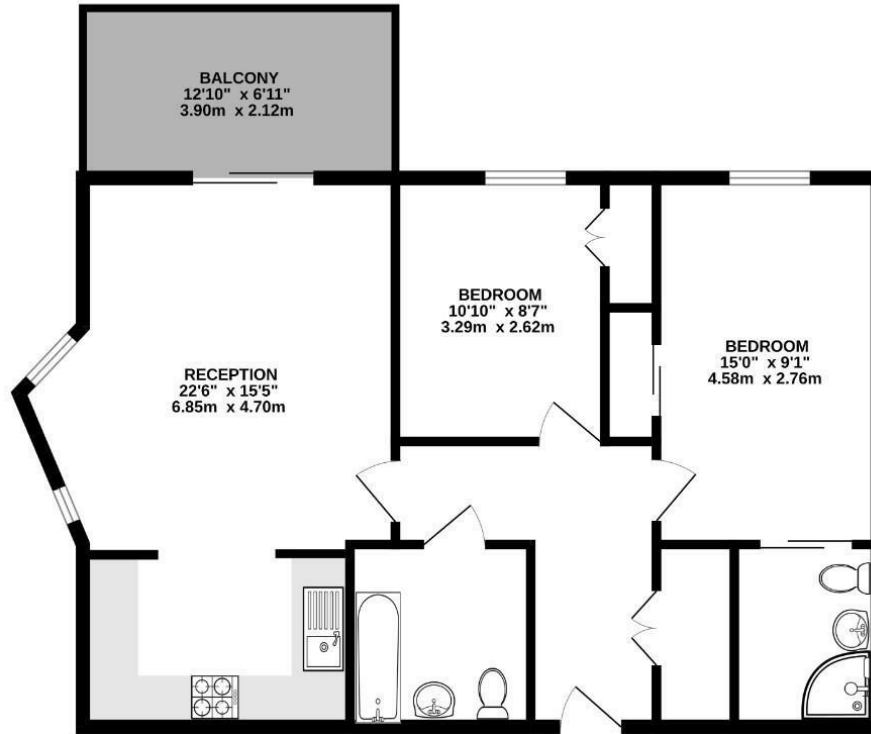
KEY FEATURES

- Two Bedroom First Floor Apartment
 - Private new build development
 - Off-street parking
 - Private balcony
 - Long lease attached
 - Sold chain-free
- Close proximity to Brondesbury Park station
 - Desirable neighbourhood
 - Two Baths

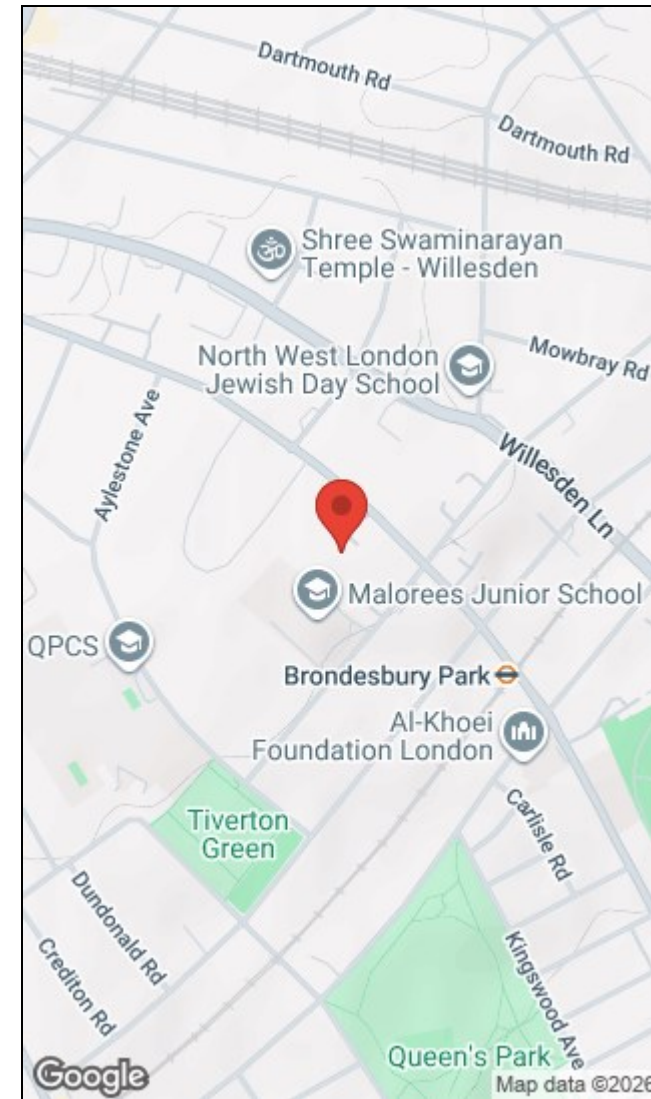




FIRST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3D25.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
85		85			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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