



HUNTERS[®]
HERE TO GET *you* THERE



Brondesbury Park, London

Asking Price £325,000

HUNTERS[®]
HERE TO GET *you* THERE

*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

Part of a luxury boutique conversion of only 7 flats on an elegant tree lined avenue, this is an open-plan studio with double skylights, a full bathroom, a recessed private bedroom area and a separate utility room off the bathroom. The property is situated on the ground floor, with a South-facing communal garden.

The property includes a spacious open-plan living room reception area with space for a table and chairs, integrated kitchen appliances, a full-piece marble bathroom, real wood flooring with underfloor heating, and low voltage lighting. Boasting fabulous modern designs by Italian craftsmen. First come first served parking space and secure bike storage included. It comes with a share of freehold.

Brondesbury Park is very well located between Willesden Green and Queens Park, the choice of Willesden Green High Road, Salusbury Road and Kilburn High Road with the variety of shops, bars, restaurants and multiple transport links.

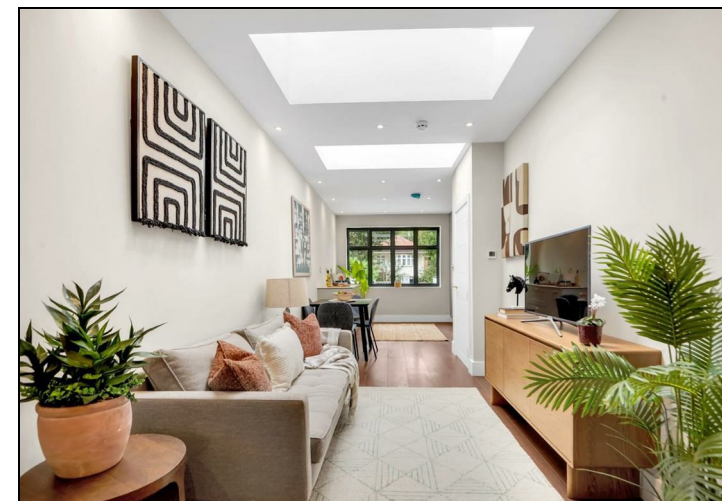
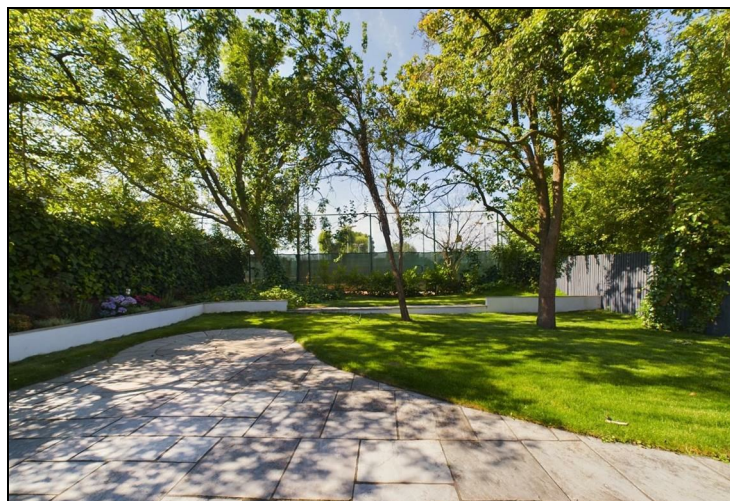
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

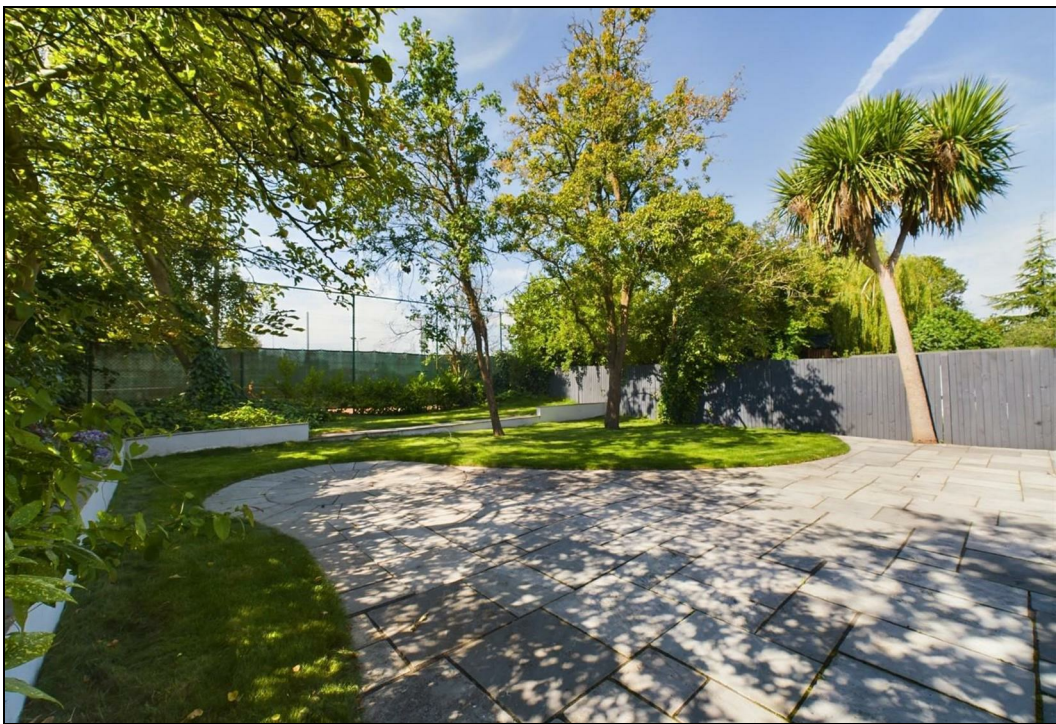
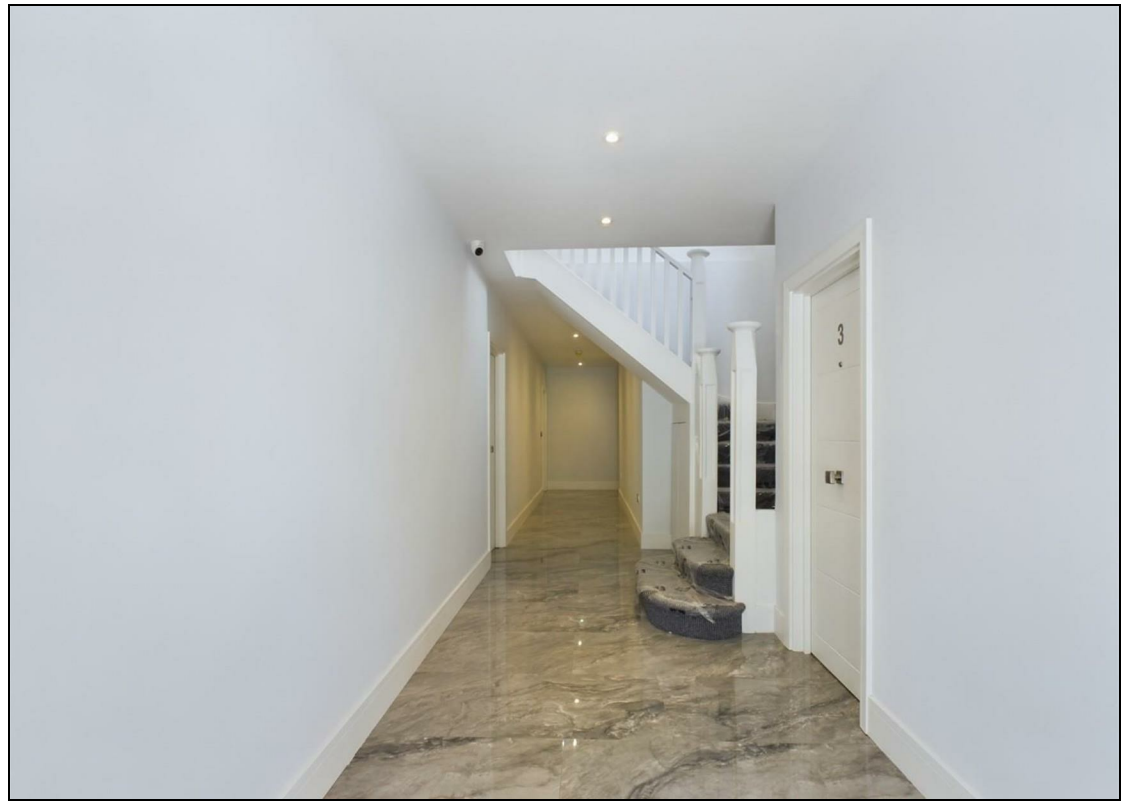
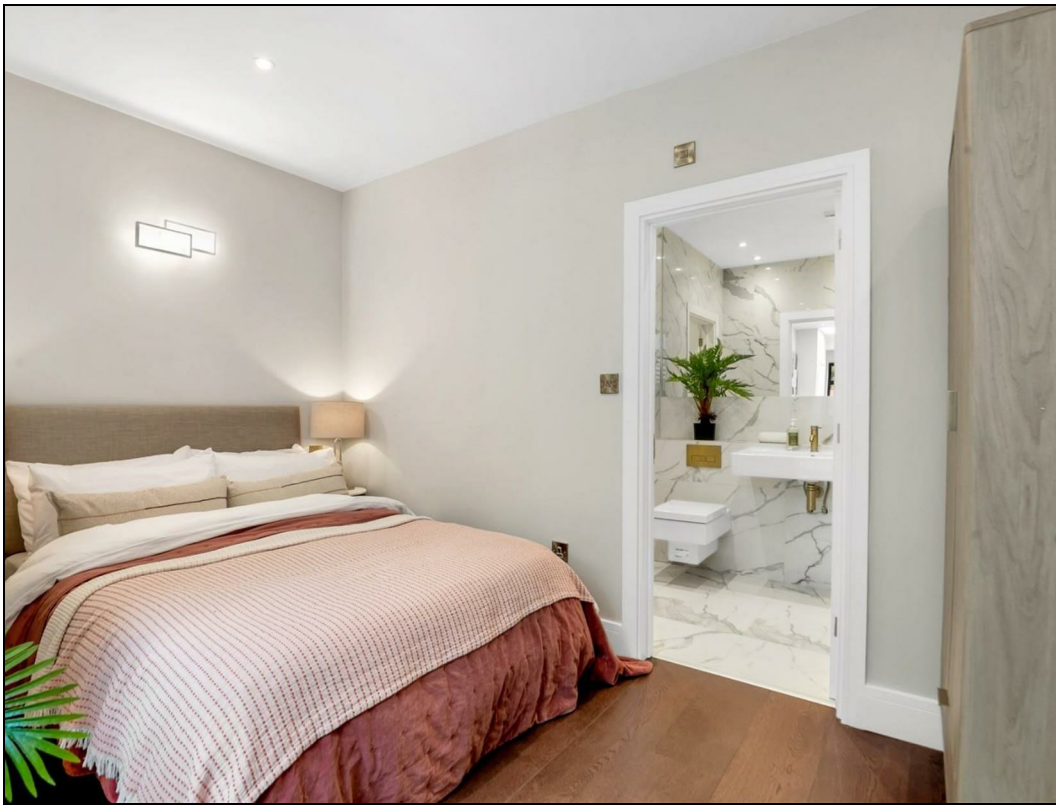



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.


KEY FEATURES

- Sold chain-free
- Share of freehold
- Communal garden
- Off-street parking
- Integrated appliances
- Underfloor heating
- Completely renovated







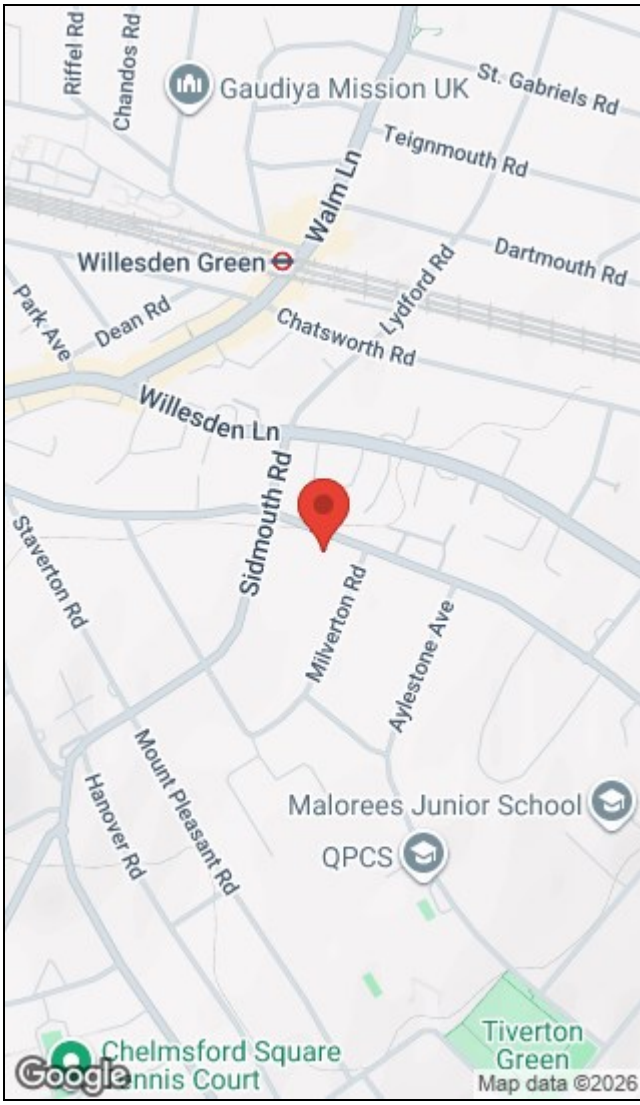




Approximate total area[®]
36.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	61		(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.