



HUNTERS®
HERE TO GET *you* THERE



Brondesbury Park, London

Asking Price £325,000



*** £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



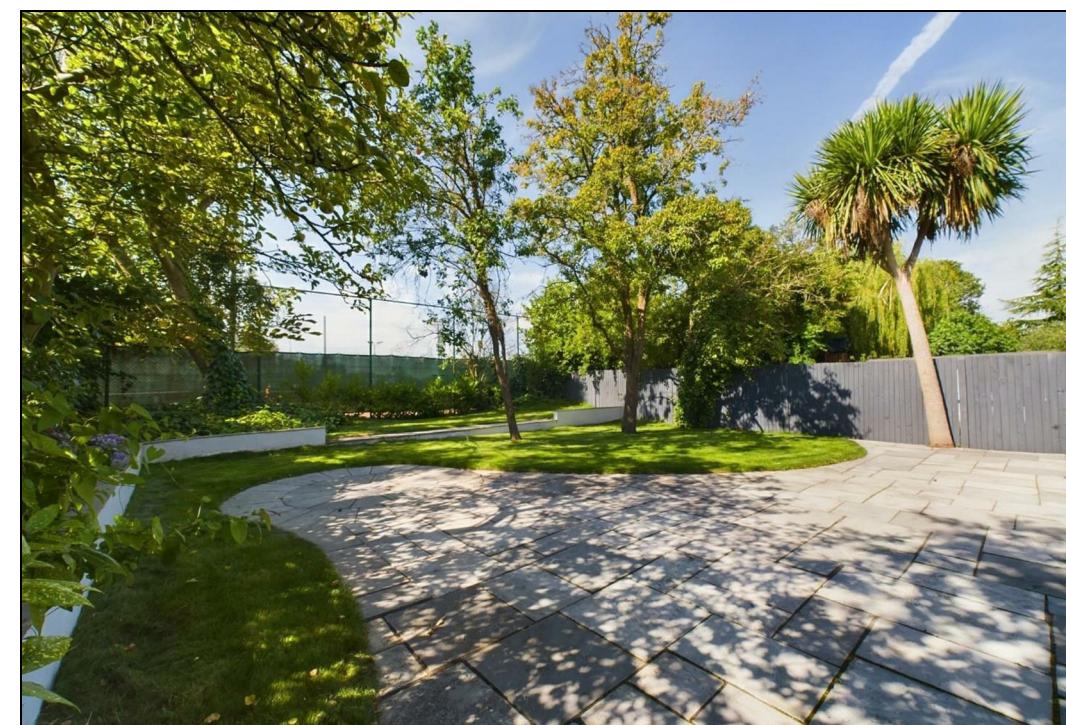
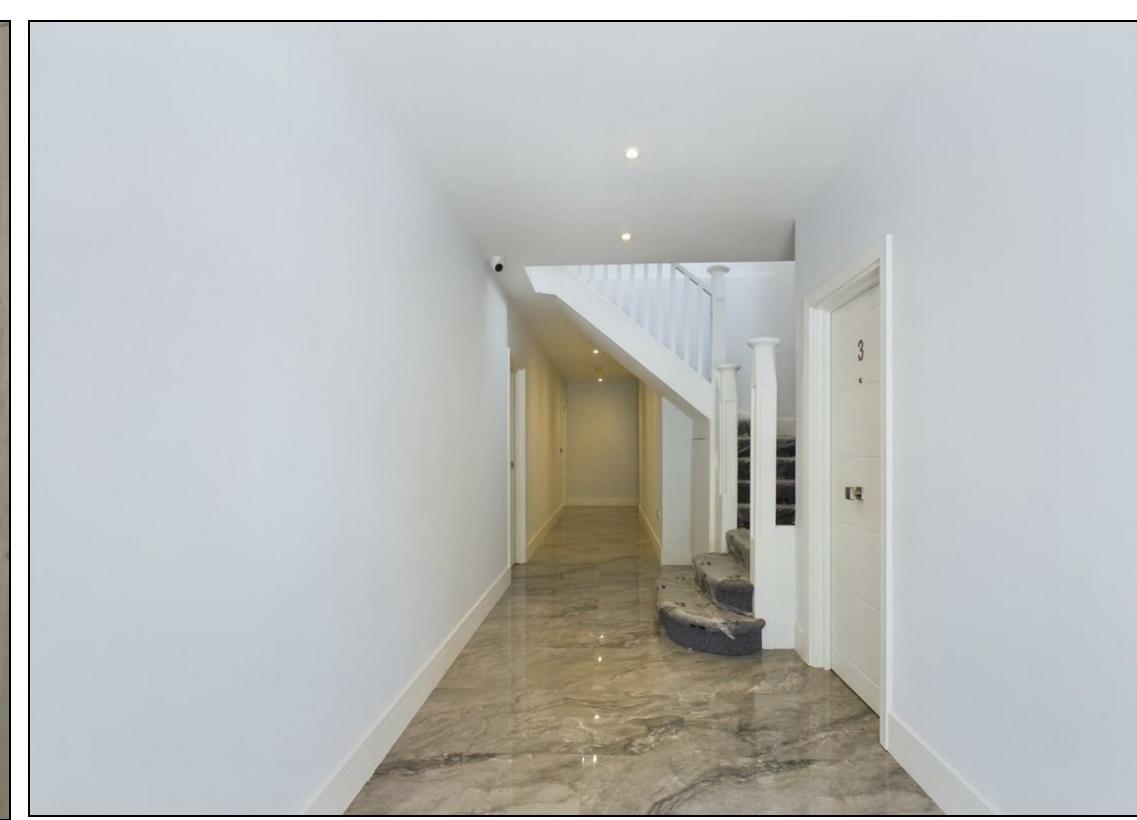
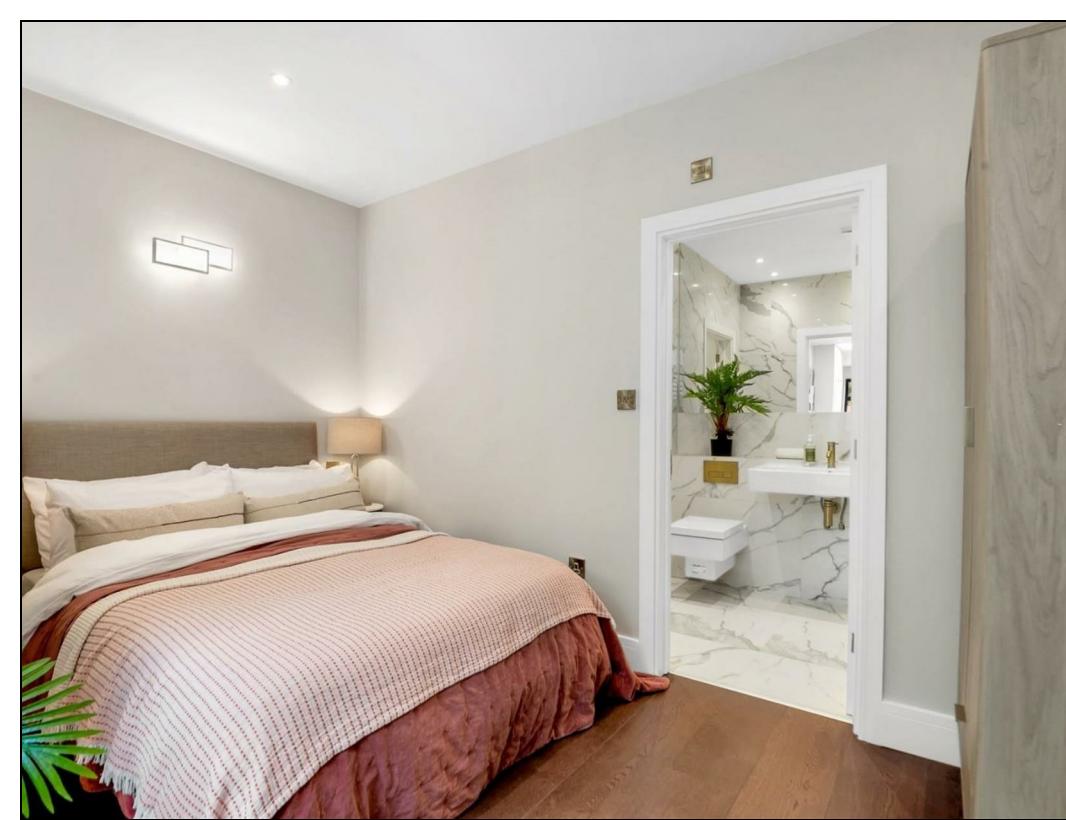
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KEY FEATURES

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





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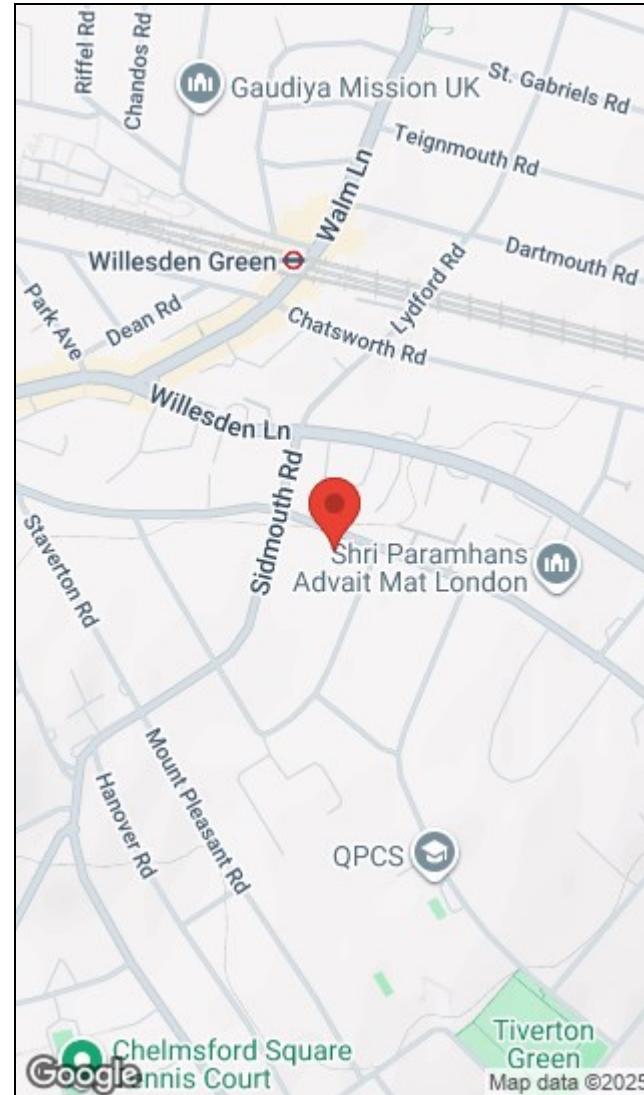


Approximate total area⁽¹⁾
36.01 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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