



Brondesbury Villas ,London NW6 6AB

Asking Price £525,000

VIRTUAL TOUR AVAILABLE This charming two-bedroom, top floor, period conversion apartment is located in the area's premier road. Boasting 867 sqft, this bright and spacious property comprises 2 double bedrooms, a reception room with semi-open-plan kitchen area, family bathroom and a semi-loft space providing great storage, which has been carpeted and also benefits from a Velux window creating natural light. The property further benefits from hardwood flooring, central heating, long lease with share of the freehold and many original features. Located within easy access to Kilburn and Queens Park extensive public transport links, and with road access to Central London via the A5, to the West via M40 and North via M1, we would recommend your earliest possible viewing. EPC to follow shortly. Brent Council Tax Band D (£1,644.81)

Northwest 6 0207 328 2320.

6 Kilburn Bridge Kilburn High Road London NW6 6HT

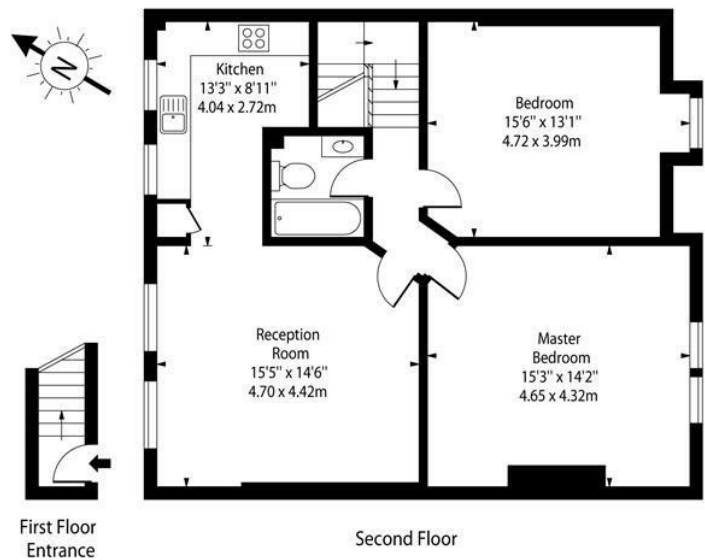
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Brondesbury Villas, NW6



Approx Gross Internal Area 867 Sq Ft - 80.54 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40496

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC