



Loporto Browne
— RESIDENTIAL —

Brondesbury Villas, NW6

Guide Price £900,000

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Guide Price: £900,000 - £1,000,000

LB Residential are instructed to sell this 3-bedroom, 2-bathroom garden maisonette, located on this tree lined street, the flat is in a Victorian period conversion that has a modern design occupying nearly 1000sq.ft of living space.

The flat has an incredible open plan modern kitchen ideal for entertaining or chilling out in the living area that leads through bi-fold doors onto a spacious south-facing garden.

The flat also benefits from a large principal bedroom with an abundance of storage and a modern en-suite shower room. there are two further double bedrooms and a good-sized family bathroom. Two additional large storage cupboards off the hallway and one is an ideal space for a home office that the current owner uses.

Brondesbury Villas is moments from the amenities of Salusbury Road, living in Queens Park feels like living in an urban village. Why would you need to leave when you have everything on your doorstep?

Living in Brondesbury Villas, NW6, offers a blend of vibrant urban life and residential charm. Here are some compelling reasons to move to this gorgeous flat:

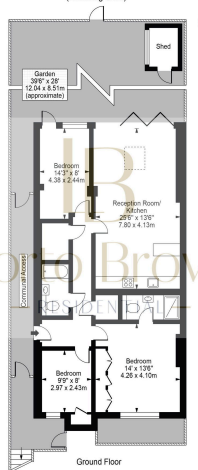
Excellent Transport Links: Brondesbury Villas benefits from its proximity to major transport hubs like Kilburn High Road and Queen's Park stations, offering easy access to the London Overground, Bakerloo line, and multiple bus routes. This makes commuting to central London or other parts of the city convenient.

Parks and Quiet Neighbourhood: Despite being in London, Brondesbury Villas is a quiet, tree-lined street with a peaceful atmosphere. Queen's Park, Hampstead Heath and Regents Park offer green spaces for relaxation, walks, and outdoor activities.

Local Amenities: Queens Park is known for its vibrant mix of independent shops, cafes, and restaurants. You'll find everything from artisanal coffee shops to international cuisines within walking



Brondsbury Villas
 Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M
 (Excluding Shed)



Lopold Browne
 ESTATE AGENTS

For Illustration Purposes Only - Not To Scale

The floor plan should be used as a general guide for guidance only and does not constitute an offer or contract. 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.

- Guide Price: £900,000 - £1,000,000
- Spacious, south-facing garden
- Modern kitchen and bathrooms
- Abundance of storage
- Own entrance
- Three bedroom and two-bathroom maisonette
- Stunning entertaining space with bi-fold doors leading to garden
- Fantastic location in the London village of Queens Park
- Share of freehold
- Oli & Liana are delighted to be instructed on this wonderful garden flat, please watch the video and book a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LB Residential
 Grand Union Studios
 332 Ladbroke Grove
 W10 5AD

Email: hello@lbresidential.co.uk
 Web: www.lbresidential.co.uk
 Tel: 0203 062 6262