



BRONDESBURY VILLAS, LONDON, NW6  
**£650,000 LEASEHOLD**

**A LOVELY, BRIGHT AND AIRY RAISED GROUND  
FLOOR, THREE BEDROOM, TWO BATHROOM FLAT.**

Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

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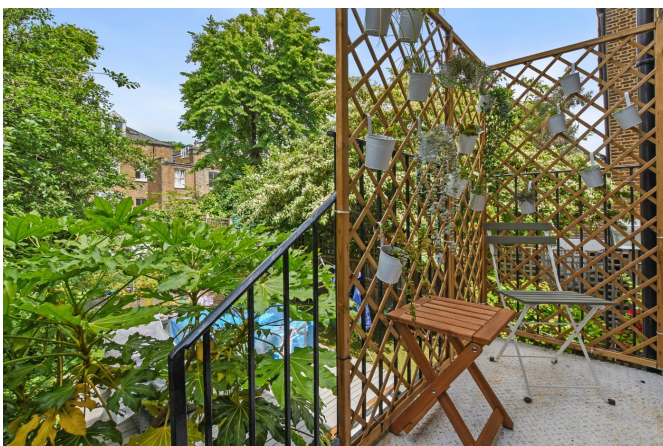
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## LOCATION:

Brondesbury Villas is one of the most sought after streets in the area offering close proximity to Queens Park and its facilities, along with great access to transport links via the Bakerloo Line at Queen's Park or the London Overground at Brondesbury Park and Kilburn High Road. Salusbury Road offers an excellent choice of coffee shops, restaurants and independent shops, which is a short walk away. The property is also within good reach of the local library and sport facilities including tennis courts and local gyms.



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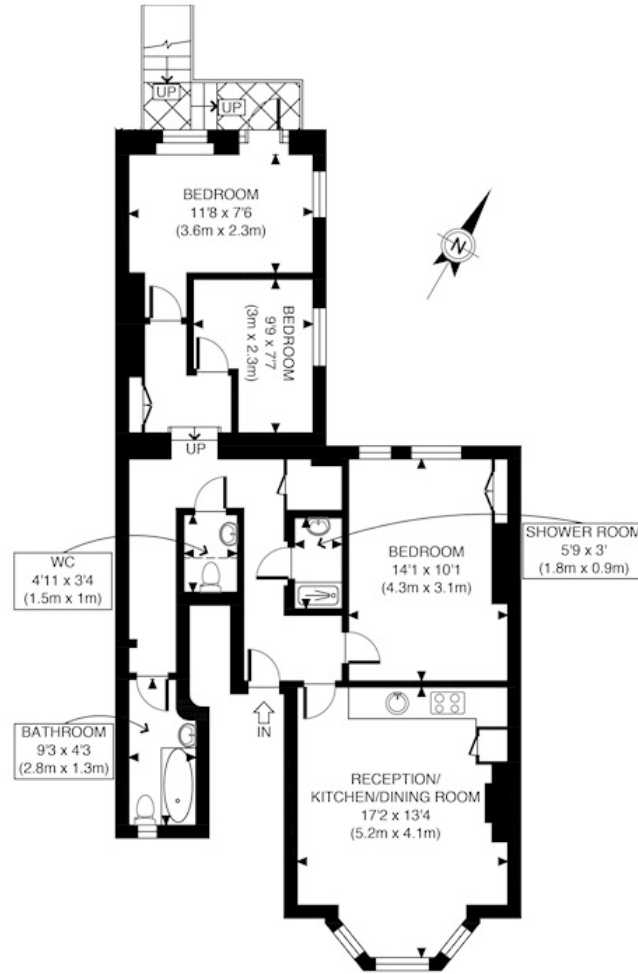


## DESCRIPTION:

We are pleased to offer this lovely flat, located a short walk away from Queens Park itself. The flat comprises of a large open plan reception room and kitchen with high ceilings, feature fire place and sash bay window pulling in lots of natural light. The kitchen is modern with integrated appliances, stone counters and ample space for a table. Along the hall, there are two double bedrooms and an additional smaller bedroom, as well as two bathrooms. Overall, the flat is offered in excellent condition and viewing therefore comes highly recommended.

Tenure: Share of Freehold.

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RAISED GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 796 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 796 SQ FT / 74QM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Brondesbury Villas date 10/06/24 
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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