

A modern kitchen with light grey cabinetry, a marble countertop, a large window, and a breakfast bar. The kitchen features a breakfast bar with a marble top on the left. The main kitchen area has light grey cabinets with gold handles, a marble countertop, and a black oven. A large window with a black frame provides a view of the outdoors. The ceiling has recessed lighting and a blue smoke detector. The floor is made of dark wood.

Brondesbury Park, London, NW6

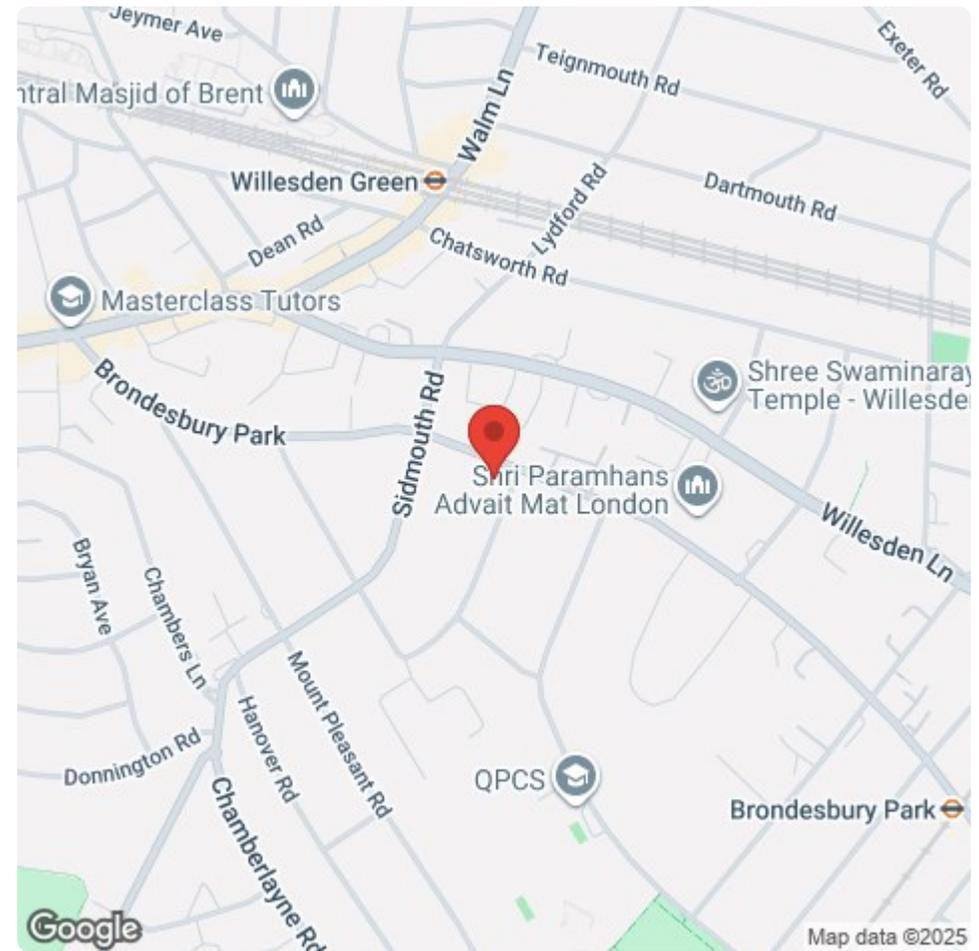
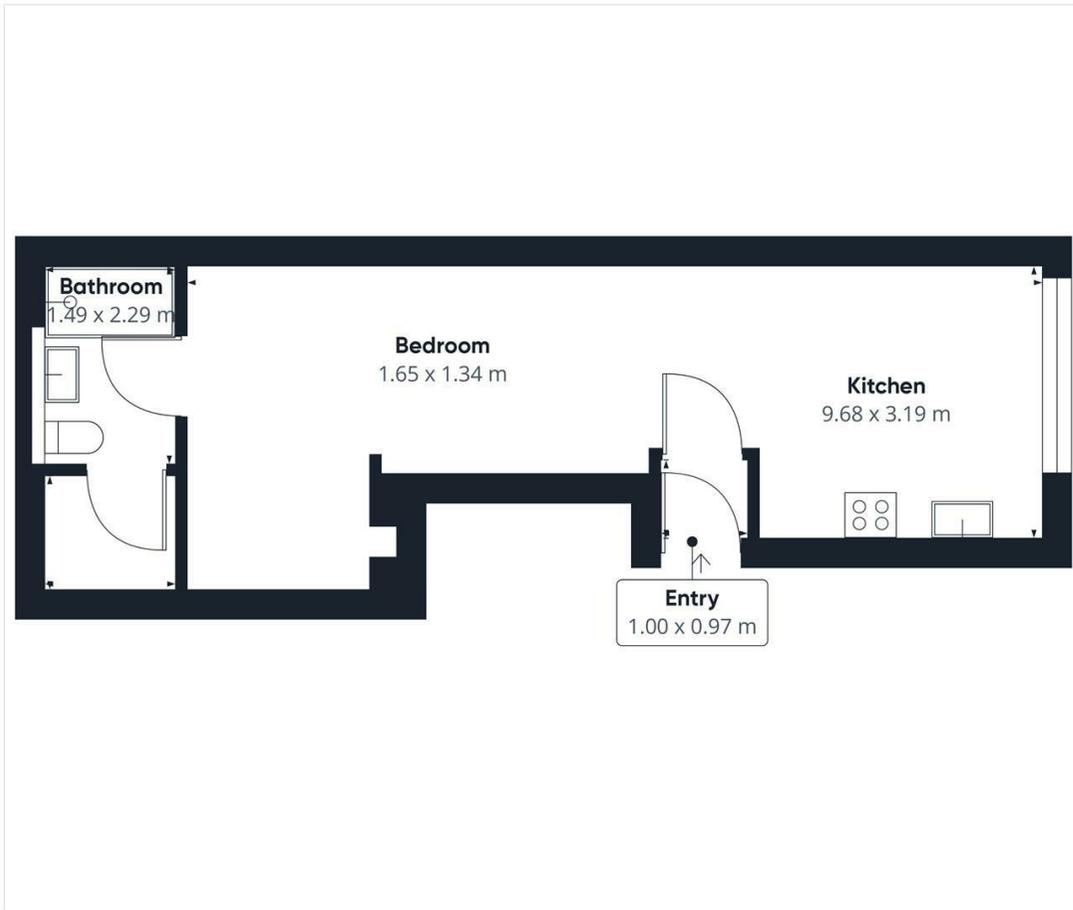
**Guide Price £350,000 Share of
Freehold**

A beautifully finished, newly converted studio flat set within an development of just 7 flats in an attractive semi-detached building.

The property features wood flooring, a contemporary fitted kitchen, modern shower room and a laundry room. Residents can enjoy a communal garden, shared off street parking and the benefit of a share of the freehold. Offered with no upper chain.

Location: Ideally positioned within easy reach of Walm Lane (A407), offering a wide selection of shops, cafés and eateries. The property is also within walking distance of the Nuffield Health Centre and several bus routes for convenient travel. Willesden Green Station (Jubilee Line) is the nearest tube, and the home is well placed for the vibrant amenities of Chamberlayne Road and Kensal Rise Overground Station.





Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

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

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