



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

### Brondesbury Park, London, NW6 7AT

Guide Price £475,000

Subject to Contract

- One double bedroom aptment
- Slabs of marble tiling to floor & walls in bathroom
- Off street parking
- Share of freehold
- Marble worktops
- Communal gardens
- Timber style floors and low voltage lighting throughout
- Video entryphone



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**Brondesbury Park, NW6 7AT**

In the heart of this salubrious broad tree-lined location... on the first floor of a converted detached house with year lease a share of freehold approached via drive and entered via entry-phone. Converted to specification a one bedroomed apartment with access to rear communal garden. Wooden style floors, modern black double glazed doors & windows, voltage lighting & underfloor heating throughout.

This imposing first floor one bedroom apartment offers over 600 sq ft of living/entertaining space over 21 sq living/dining space, a newly fitted kitchen with marble worktops, slabs of marble tiling in the bathroom incorporating W.C. Country-style road in close proximity to underground train stations over & under streets to hand offer bars/cafes, branded super markets, specialized smaller shops with abundance of restaurants from all around the world.



Approximate total area  
50.1 m<sup>2</sup>

£172,000  
£172,000

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