



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	79	

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 £470,000**

Subject to Contract

- New build one bedroom apartment in the heart of Brondesbury Park
- Contemporary style bathroom with slabs of marble style walling & flooring
- Share of freehold
- Communal rear garden
- Sizeable 21 ft reception room into bay window
- Marble style worktops on kitchen
- Off street parking
- Video entryphone



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**Brondesbury Park, NW6 7AT**

In the heart of this salubrious broad tree-lined location... on the ground 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 ground floor apartment offers over 609 sq ft of living/entertainment space over one floor, 19 sq living lacquered newly fitted kitchen marble worktops, slabs of marble bathroom incorporating W.C. Country-style road in close proximity over & underground train stations of high streets to hand offer bars/cafes, branded super market specialized smaller shops with abundance of restaurants from all over the world.



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

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