

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 £1,250,000

Subject to Contract

- New build four-bedroom garden apartment in the heart of Brondesbury Park
- Private & communal rear garden
- Share of freehold
- Video entryphone
- 20 ft sq reception room with bi-folding doors to garden
- Marble style waterfall island
- Off street parking



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Brondesbury Park, NW6 7AT

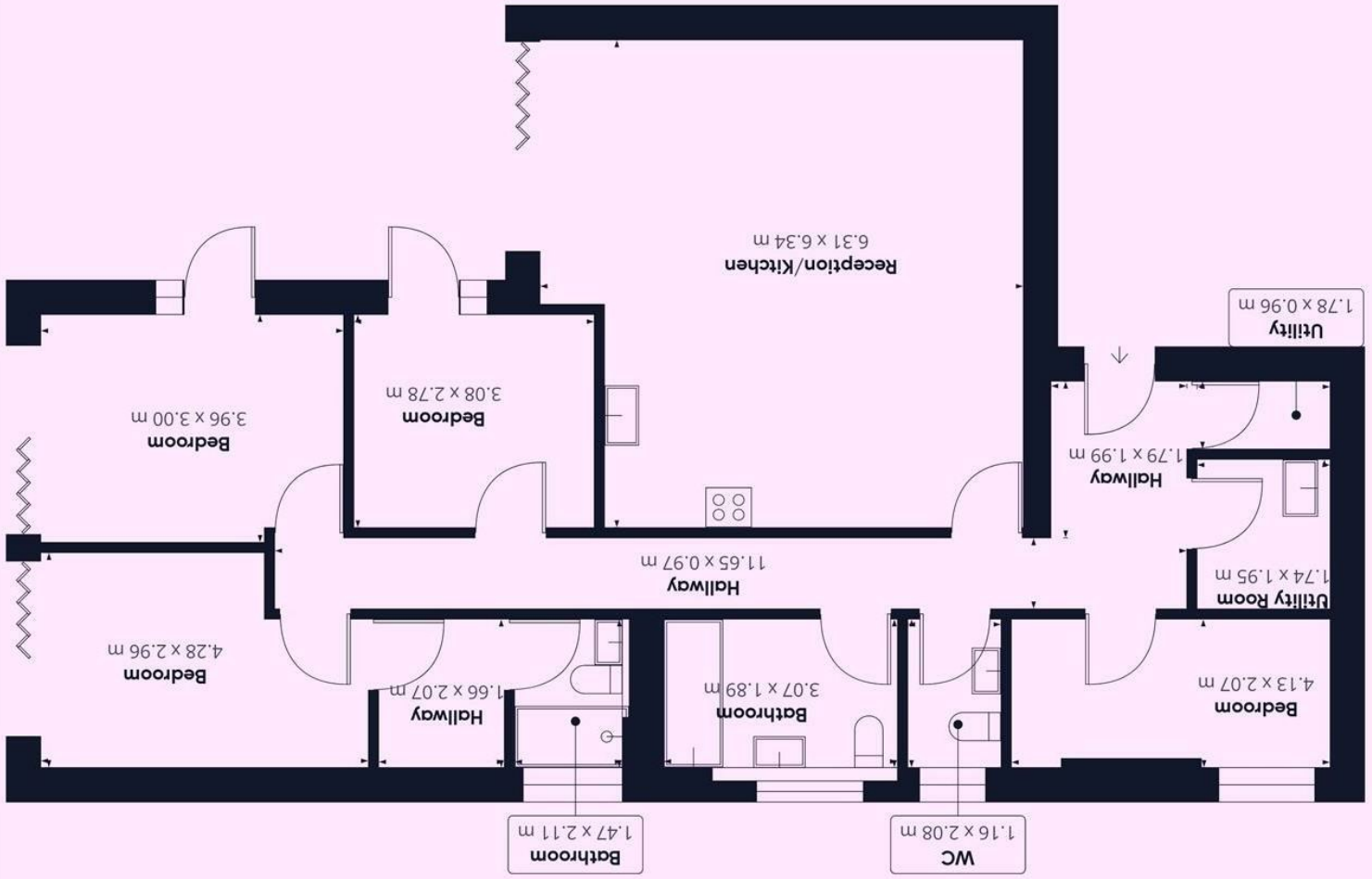
In the heart of this salubrious broad tree-lined location... on the ground floor of a converted detached house with a 99 year lease of freehold, approached via drive and with video entry-phone. Converted to specification a four bedroomed apartment with numerous accesses to rear gardens, style floors, modern black framed glazed doors & windows, low voltage & underfloor heating throughout. This imposing garden apartment offers 1400 sq ft of living/entertaining space on one floor, 20 ft sq living space with directly to rear gardens, lacquered neutral kitchen with marble style waterfall matching worktops, slabs of marble in both bathrooms incorporating W.C separate utility room and access garden from three of the four bedrooms. Country-style road in close proximity & underground train stations, choice of streets to hand offering bars/cafes, super markets and specialized small restaurants with an abundance of restaurants around the world.



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Approximate total area 116.94 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

