

LIANA LOPORTO

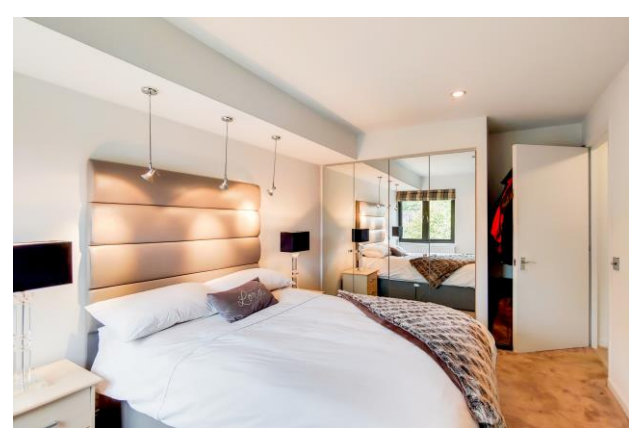



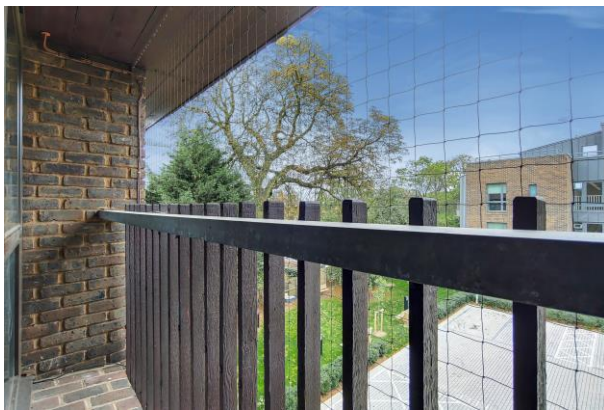
About this property...

Virtual tour available




A wonderful one bedroom apartment located on the second floor in this small ex local authority block on Brondesbury Park, very close to Queens Park. The property has been decorated to a high standard and enjoys a modern kitchen, large bedroom full of natural light, modern bathroom, spacious reception room with separate kitchen, balcony and plenty of storage.

Excellent location, positioned close to Brondesbury Overground & Queens Park Bakerloo Line Stations (Zone 2) as well as the all the amenities of Salusbury Road & Kilburn, a wonderful variety of local bars, restaurants and cafés and shops.





You can **trust** our marketing

-  Accurate to 99% Spec Verified floor plan
-  Photography that's truly representative of this home
-  Virtual tour available online

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Trusted, Expert, Advice

Property Features...

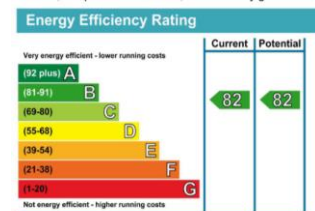
- Spanning 511 sq. Ft
- Well presented
- Modern bathroom and kitchen
- Second floor with balcony
- Close to transport
- Moments from Queens Park
- No onward chain

About this location...

Brondesbury Park is one of those rare perfectly positioned roads that is just moments away from all the fabulous amenities of Queens Park and Kilburn and also Willesden Green. It enjoys fantastic transport and it is within easy walking distance to Brondesbury Park station.

Queens Park offers a vibrant mixture of independent and well known high end shops, cafes, bars and restaurants including Gail's, Starbucks and Marks & Spencers Food hall. At the weekends you can grab a coffee and enjoy a leisurely walk within Queens Park. Or for some more strenuous activity you can enjoy the tennis courts, a local Park Run or join one of the many sports clubs in the area and multiple local gyms.

Multiple transport links with Brondesbury park stations (Zone 2) and multiple bus routes.

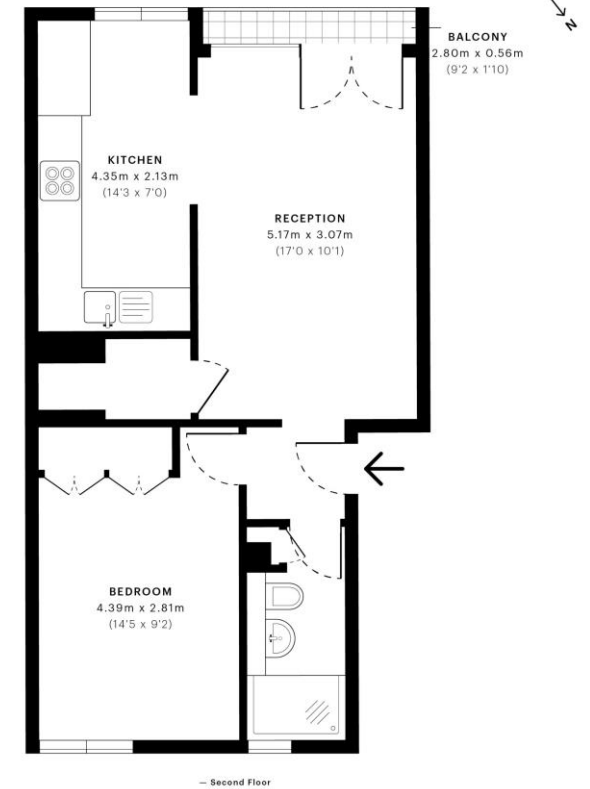


John Barker Court, NW6

CAPTURE DATE 03/09/2020 LASER SCAN POINTS 17,440,855

GROSS INTERNAL AREA

47.50 sqm / 511.29 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
47.50 sqm / 511.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wardrobe, restricted head height
44.77 sqm / 481.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.57 sqm / 16.90 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 39 RESIDENTIAL 49.37 sqm / 531.41 sqft
IPWS 30 RESIDENTIAL 46.75 sqm / 503.21 sqft

spec id: 5f3ba56b0a4fb00da1f483c8