



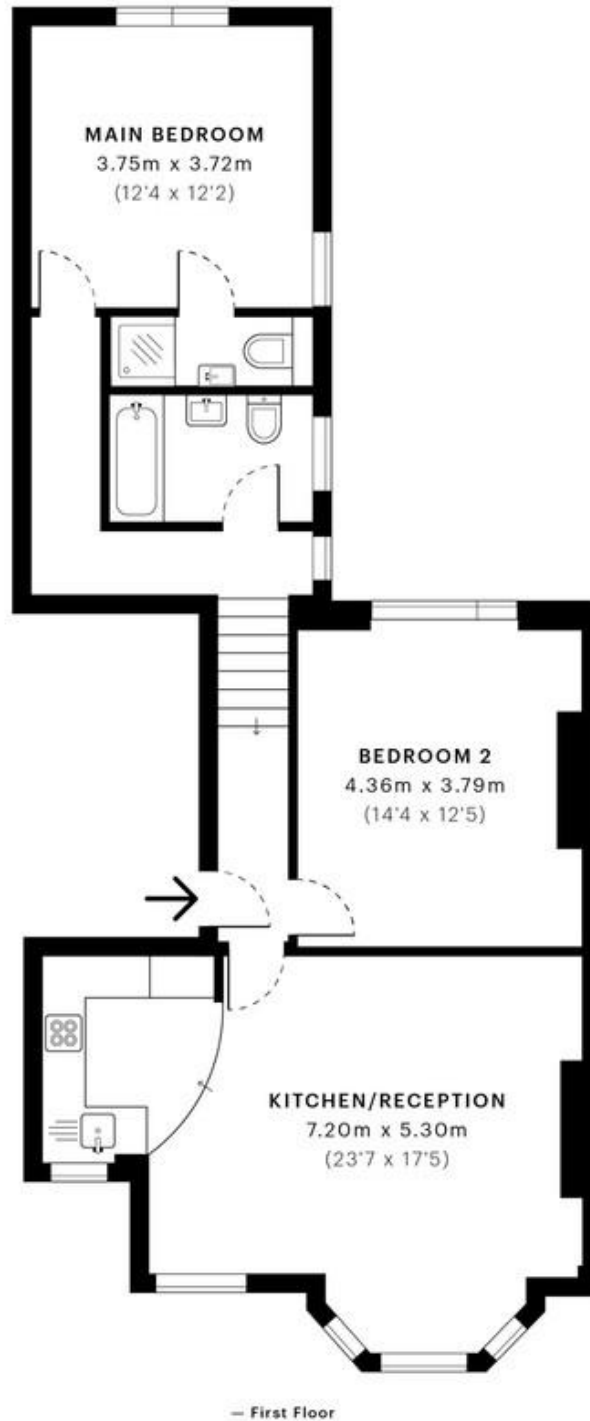
MILE



Brondesbury Villas, Queens Park NW6 £2,300 pcm

Mile are delighted to present this large two bedroom, two bathroom apartment to let in Queens Park. Situated on the first floor, this amazing period property boasting 870 sq ft of living space. Comprising of a 23ft kitchen/living room with bay windows boasting a great contemporary fully fitted kitchen, two double bedrooms and two bathrooms (one ensuite). The apartment benefits from double glazed windows, a combination of original wood floor boards and carpet throughout, and an abundance of light and storage space. Offered unfurnished and available December 2023. Brondesbury Villas is situated on this popular road in Queens Park within walking distance of the trendy shops, bars and restaurants of Salusbury Road with superb transport facilities and the wonderful green open spaces of Queens Park.

- Victorian conversion
- Two double bedroom
- Two bathrooms (one en-suite)
- Available December 2023
- Unfurnished
- Excellent condition
- Bright and airy
- Open-plan kitchen living area
- Quiet residential road
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
81.12 sqm / 873.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.72 sqm / 825.81 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IFMS 38 RESIDENTIAL 80.44 sqm / 865.85 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.