



Victoria Road, Queen's Park, London

Modern flat | Tall Ceilings | Superb location

Offers in excess of **£575,000**

Victoria Road, Queen's Park

This modern and renovated apartment has a great layout offering lots of space and storage for easy living and entertaining.

As you arrive on the 1st floor you are greeted by tall ceilings bringing in lots of light into the living room, kitchen, bedroom and bathroom.

Upstairs is a large ensuite bedroom with a walk-in shower room. Queens Park is a fantastic family-oriented community with beautiful homes, great eateries, green space and easy access to central London.

This flat is well situated on Victoria Road with Salisbury Road just a few minutes walk away. There you will find a quaint mix of shops, eateries, a local butcher, a library and bookstore.

A hidden secret might just be the fabulous restaurants of Queens Park. From Carmel for all-day dining to Michiko Sushino for sushi to The Salusbury, Salisbury Wine Bar, Cafe Jack's or Alice House, you will be spoiled for choice.

If you head in the other direction along Victoria Road you will arrive at Kilburn High Road which has an additional range of larger shops, restaurants and amenities.

Queens Park tube station is nearby with underground (Bakerloo line) along with overground trains. Buses are aplenty along Kilburn High Road or Salusbury Road.

For green space, Green Park is a wonderful local park with over 30 acres and includes tennis courts, a children's playground, a pitch-and-put course, an animal farm and a cafe.

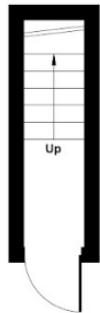
If you are looking for a great flat in a superb location, then get in touch today.



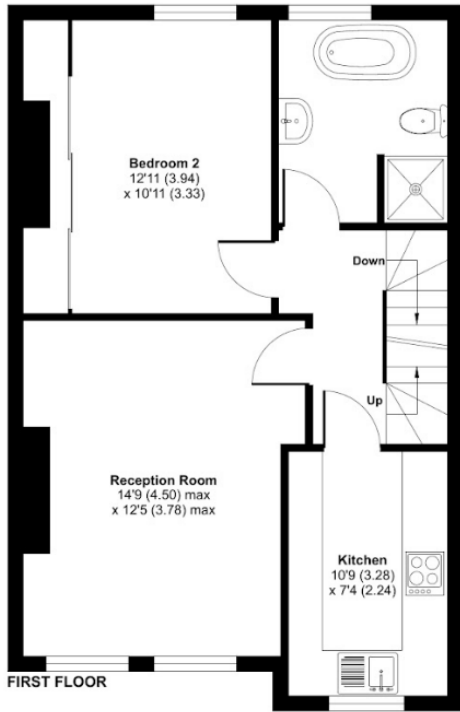




Denotes restricted head height



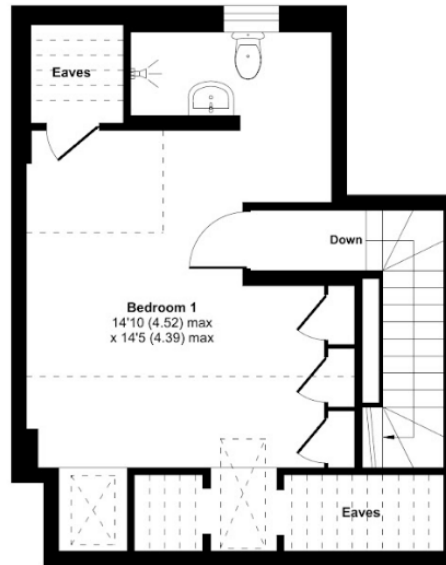
GROUND FLOOR



Victoria Road, London, NW6

Approximate Area = 769 sq ft / 71.4 sq m
 Limited Use Area(s) = 169 sq ft / 15.7 sq m
 Total = 938 sq ft / 87.1 sq m

For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.