



## BRONDES BURY ROAD

LONDON, NW6 6SB

£2,500 PER MONTH

A beautifully presented one-bedroom first floor apartment situated in the heart of Queen's Park, which has been recently refurbished to an exceptionally high standard within the last 18 months.

This home is flooded with natural light and high ceilings. The open-plan living and dining area features herringbone flooring, bespoke-style finishes and a kitchen complete with integrated appliances.

The double bedroom is equally bright with generous built-in storage and a clean, modern aesthetic look. The bathroom has been finished to a high specification.

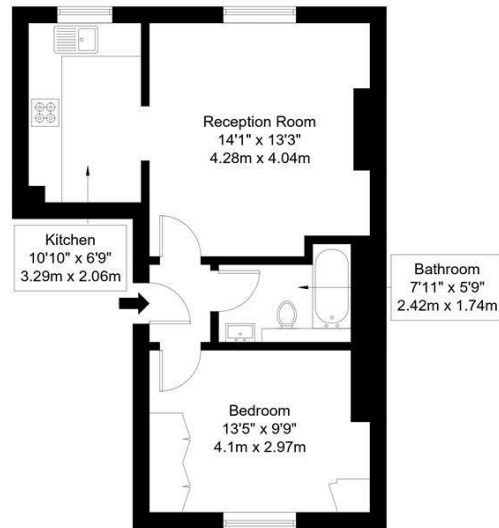
The flat is fully furnished and is in turnkey condition for a professional or couple looking for a home all ready to move in to.

The flat is located moments from cafés, shops and green open spaces of Queen's Park.

**david harris & co**

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Approx Gross Internal Area = 43.9 sq m / 473 sq ft

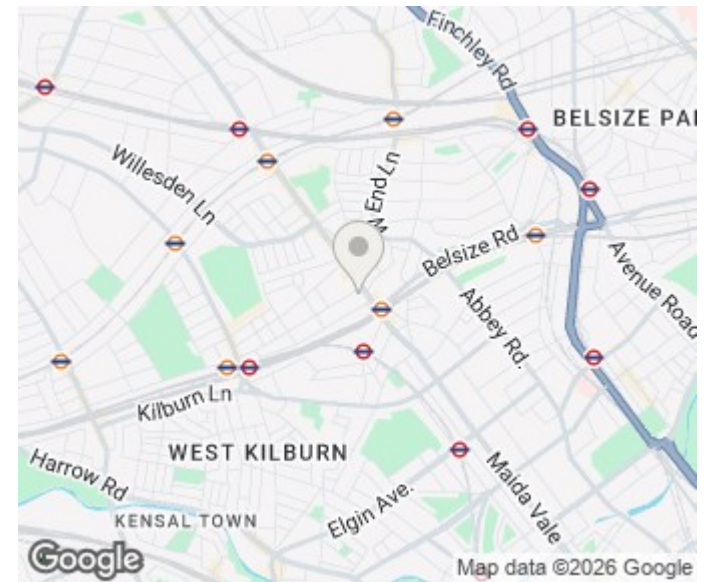


First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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