



## **RUSSELL SIMPSON**

Stylish flat with large south-facing  
garden close to Queen's Park

BRONDESBURY VILLAS  
BRONDESBURY & QUEEN'S PARK NW6

# Brondesbury Villas

# Sold

BEDROOMS 2	INTERNAL 1,155 SQ FT	OUTDOOR 2,008 SQ FT	COUNCIL —
BATHROOMS 2	107 SQM	EPC C	COUNCIL TAX D
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £996 P/Y



## The Property

Two bedroom flat in beautiful Victorian villa with light-filled open-plan kitchen and garden studio



## Indoor Spaces

Entering the flat via a private entrance, the front hall leads through to a large reception room. This is a generous space, with an open-plan kitchen and enough space for separate dining and seating areas. In addition, south-facing floor to ceiling windows ensure this room is filled with light throughout the day.

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img 1

Kitchen



## The Bedrooms

The flat also contains two double bedrooms. The principal bedroom has an ensuite bathroom, while the second bedroom has a bathroom opposite. Both rooms have inbuilt storage and the front hall also contains a utility cupboard.



## The Design

The interiors of the flat blend classic and contemporary design details to give an added sense of style.



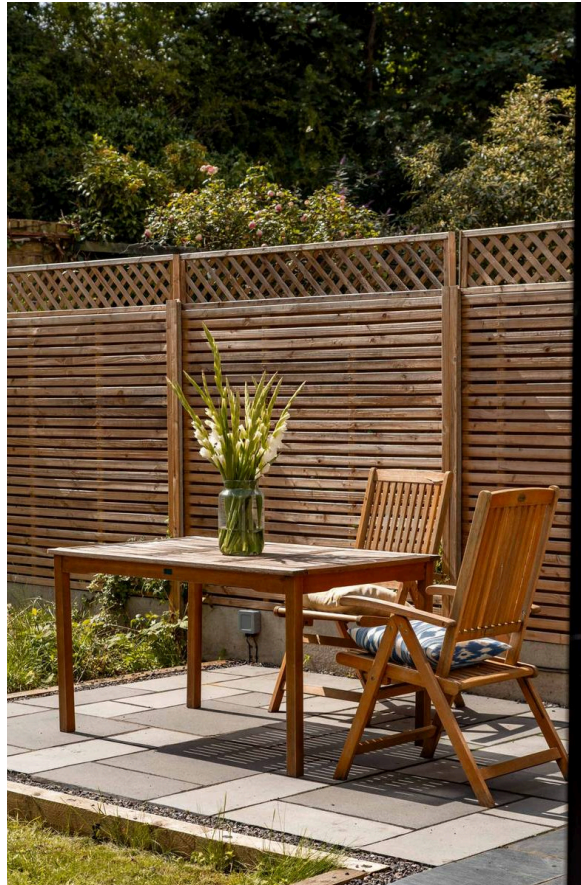


## Outdoor Spaces

The garden is almost 60ft deep, south facing with a large lawn and planted beds. At the far end of the garden is a separate studio space, which could be used as a gym, a home office, or an occasional bedroom.

## The Neighbourhood

Brondesbury Villas is a picturesque street lined with Victorian villas set back from the pavement. It is within walking distance of Kilburn Park and Queen's Park underground stations, as well as Kilburn High Road overground station. The green spaces of Queen's Park are close, and so too the Paddington Recreation Ground, while the restaurants and cafes of Salisbury Road are also nearby.



img 1

Front Facade



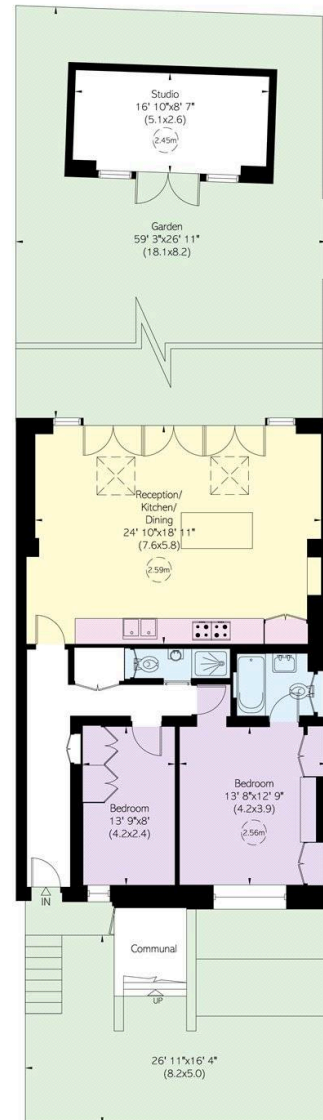
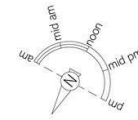
## Brondesbury Villas, NW6

**Approximate Internal Area**  
1,155 sq ft/ 107 sq m

**Including Studio**  
141 sq ft/ 13 sq m  
**Outside Area**  
2,009 sq ft/ 187

**RUSSELL  
SIMPSON**

This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



Lower Ground Floor

**RUSSELL  
SIMPSON**

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