



## **RUSSELL SIMPSON**

Artistic flat with light-filled living  
area and spacious garden studio

VICTORIA ROAD  
BRONDESBURY & QUEEN'S PARK NW6

Victoria Road

Sold

BEDROOMS 2	INTERNAL 1,014 SQ FT	OUTDOOR 1,452 SQ FT	COUNCIL Brent Council
BATHROOMS 1-2	94 SQM	EPC C	COUNCIL TAX D
TENURE Share of freehold	LEASE LENGTH 964 YEARS	GROUND RENT —	SERVICE CHARGE £350 P/Y



## The Property

Colourfully decorated two-bedroom flat in a wide Victorian villa within walking distance of Queen's Park



## The Bedrooms

Entering the flat on the ground floor, the front hall features a bedroom on either side. The principal bedroom includes an ensuite WC and a beautiful bathtub forming a feature in the centre of the room. The second bedroom has a pair of French doors leading out into the garden and a bathroom next door.

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img 1

Principal Bedroom

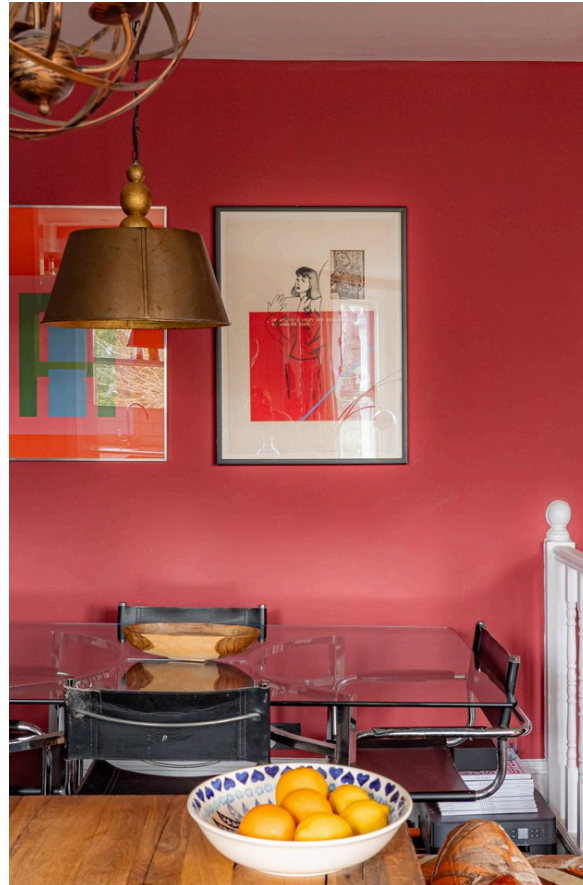
img 2

Studio



# Indoor Spaces

The first floor is entirely occupied by a delightful reception room, with open-plan kitchen and ample space for separate dining and seating areas. The unusual width of the house allows for a generous living area, while a bay window brings added light into the room.



img 1

Kitchen

img 2

Dining

## The Design

The property is decorated in a creative style with characterful interiors throughout.



## Outdoor Spaces & The Neighbourhood

The property includes a south-east facing garden with a fabulous, multifunctional studio. This can be used equally as a home office, gym, or work space.

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

# Victoria Road, NW6

**Approximate Internal Area**  
1,014 sq ft/ 94 sq m  
(Including Studio)

**Garden Studio**  
214 sq ft/ 20 sq m

**Outside Area**  
1,453 sq ft/ 135 sq m

## 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.





**RUSSELL  
SIMPSON**

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