



Victoria Road, Queens Park, London NW6 | £795,000

- 86ft private south facing garden
- 3 bedroom duplex apartment
- Part raised ground and garden level
- Direct access to the garden via the living area

- Moments to Salusbury Road
- Opportunity to extend (subject to permissions)
- Chain free



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Kate Brookfield x Vita Properties present a 3 bedroom duplex garden apartment in Queens Park, NW6.

Boasting the most wonderful 86ft south facing private garden, the apartment offers any buyer an opportunity to renovate and extend (subject to the relevant freeholder and planning permissions) to bring this apartment to its full potential. Having been occupied by the current owner for 34 years, the arrangement of the space has worked well for their needs and enjoying summers in the garden has been the highlight of the home. The flat is presentable however any buyer would certainly see the scope for modernisation and possibly reconfiguration to make for more appealing open plan living spaces, more suited to how we use our homes today.

Queens Park is an extremely desirable neighbourhood, positioned just north of Maida Vale and Notting Hill, it has long been considered an area for the 'creatives' and has evolved and now attracts a mix of young families and professionals alike. Salusbury Road acts as the main high street,

boutiques, as well as The Salusbury pub, M&S Foodhall and Planet Organic. Lonsdale Road continues with offerings of bars, restaurants, brunch spots and studios, and the area benefits from Queens Park open space, a much-loved park with children's play areas, petting zoo, pitch and putt, tennis courts and the Park Cafe. There is also a busy calendar of events which take place in the park, thanks to the highly committed local residents. The area is also known for its desirable primary schools and excellent transport links (Bakerloo Line and overground service)

- 🏠 Flat
- 🔑 Leasehold
- 🛏 x 3
- 🛋 x 1
- 🚿 x 1



Kate Brookfield

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with many restaurants, delis, coffee

shop  
"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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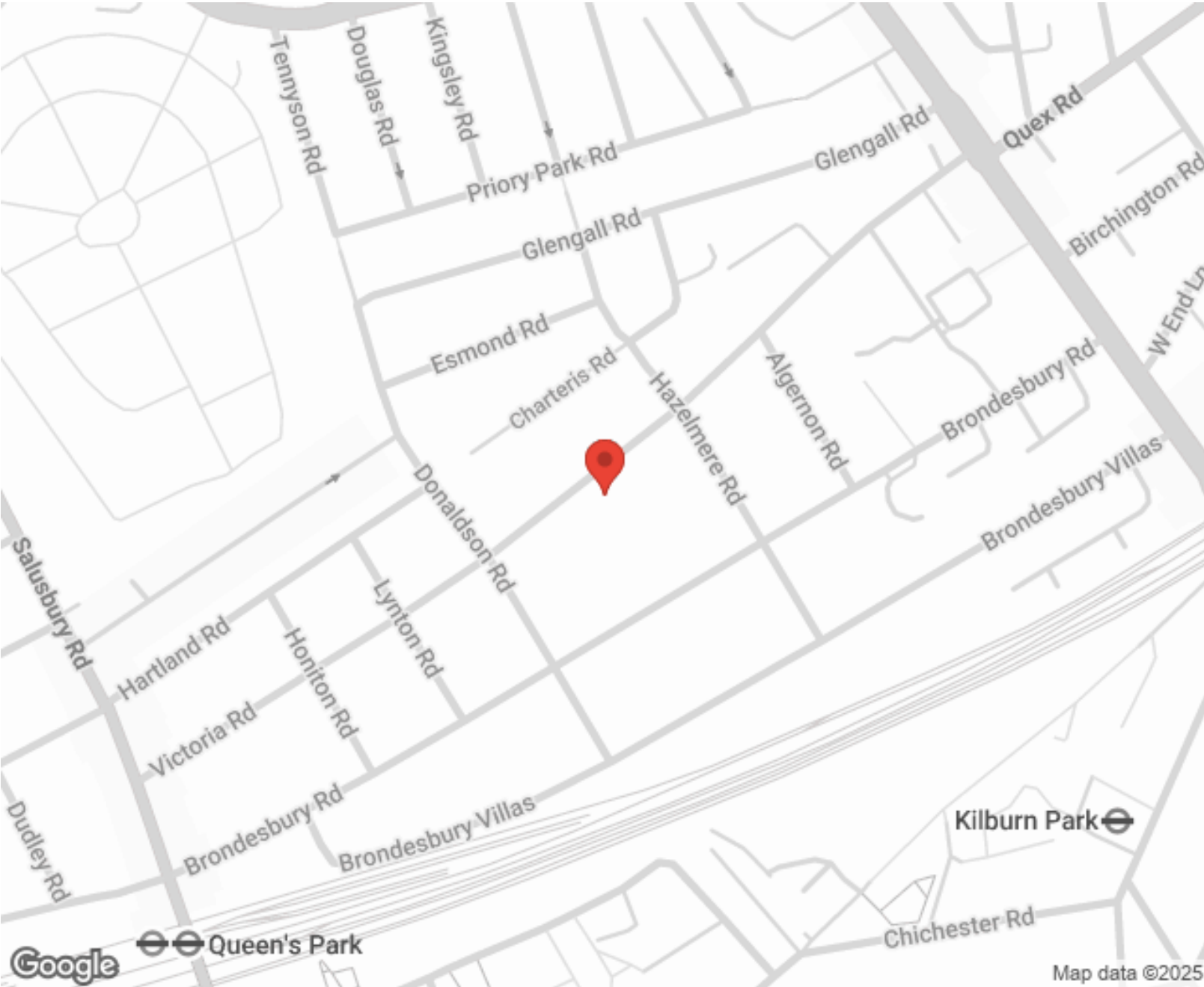


MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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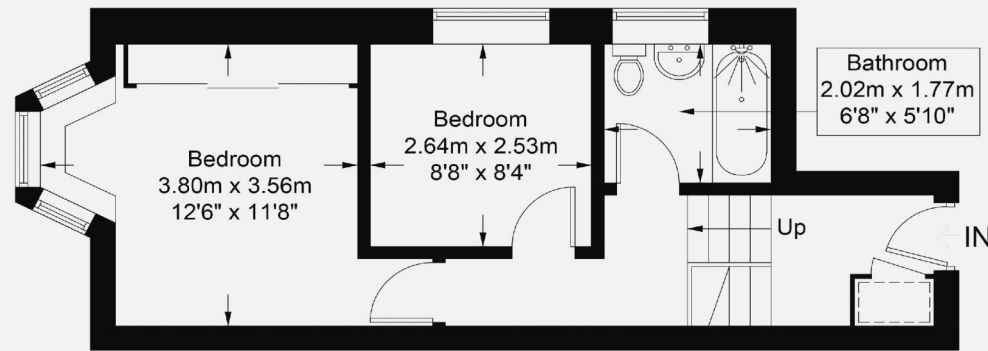
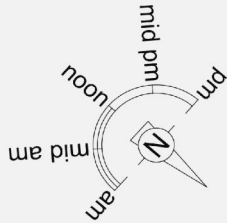
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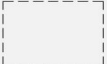


## Victoria Road, NW6

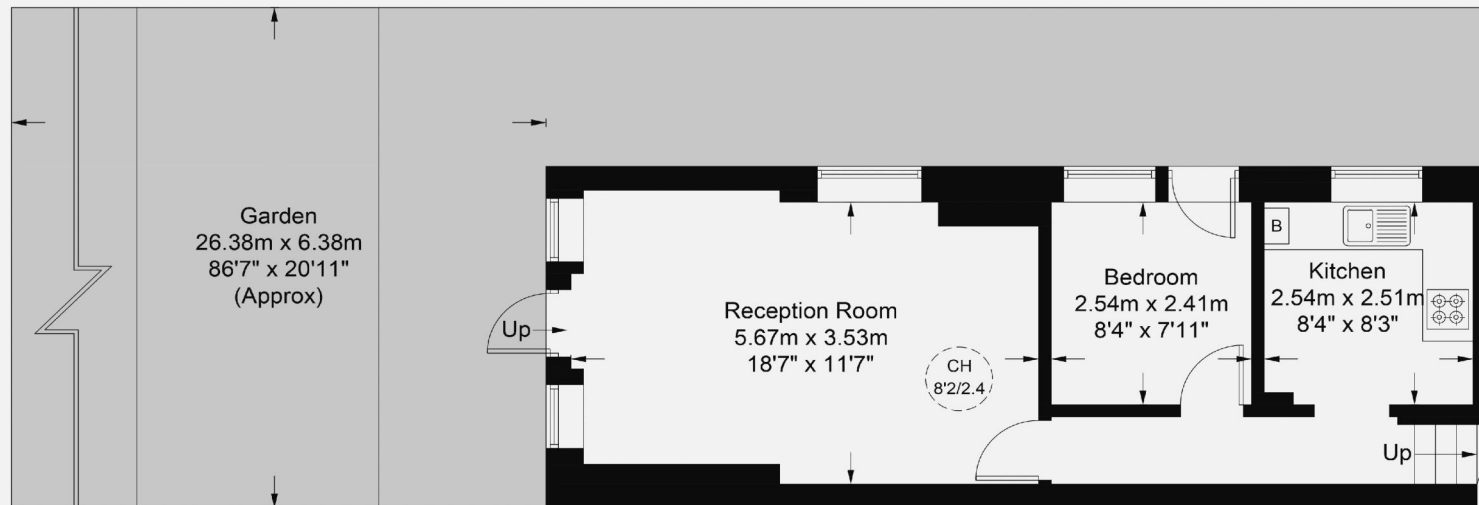
**Approximate Gross Internal Area = 767 sq ft / 71.3 sq m**

**Restricted Height** = 6 sq ft / 0.6 sq m



 = Reduced headroom below 1.5m / 5'0

**Upper Ground Floor**



**Lower Ground Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**