



Victoria Road
QUEENS PARK, LONDON NW6
£795,000



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

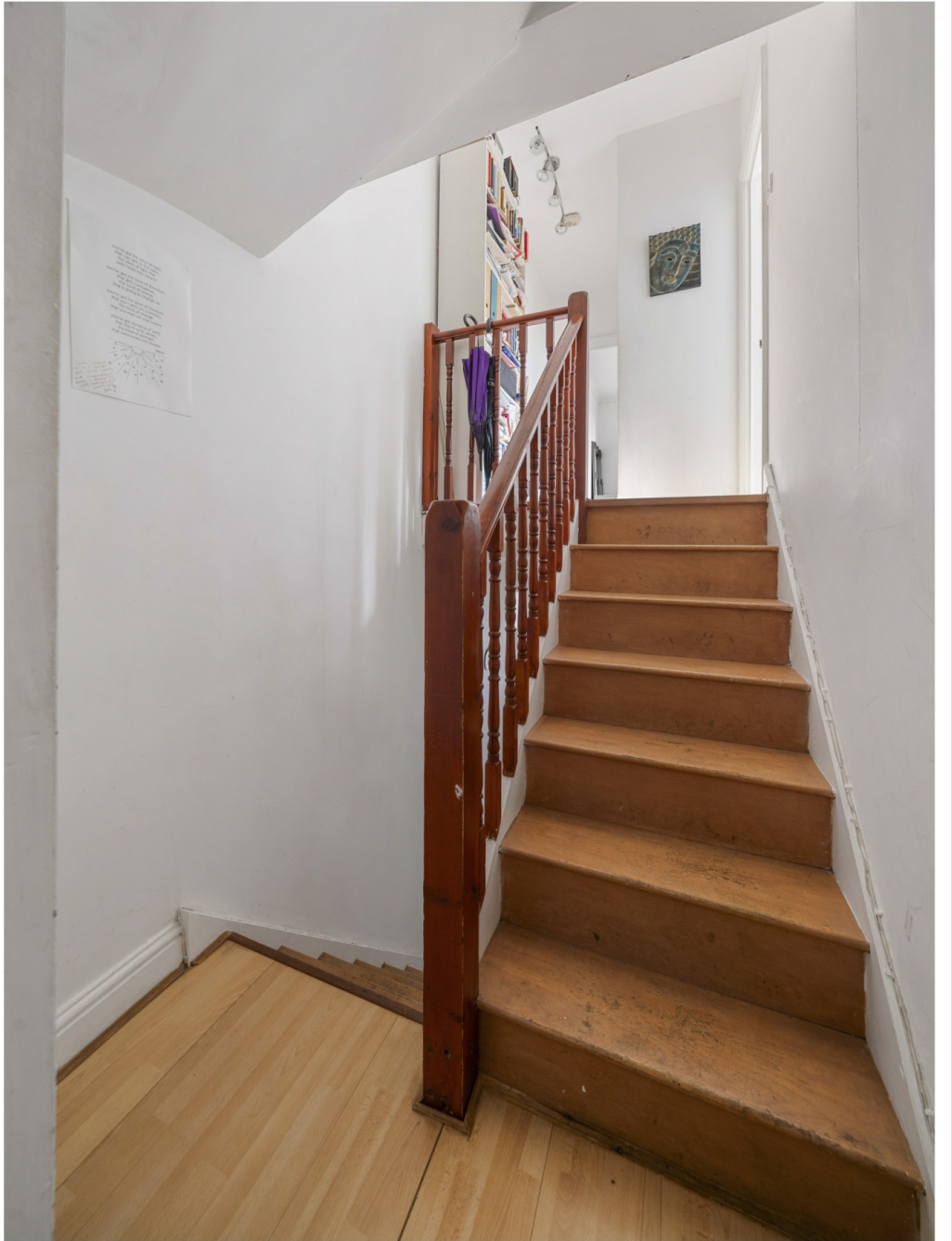
Boasting the most wonderful 86ft south facing private garden, the apartment offers any buyer an opportunity to renovate and extend (subject to the relevant freeholder and planning permissions) to bring this apartment to its full potential. Having been occupied by the current owner for 34 years, the arrangement 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, with many restaurants, delis, coffee shops and 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







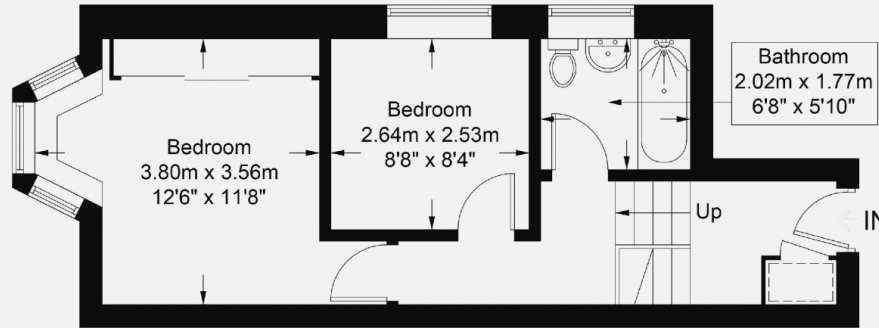




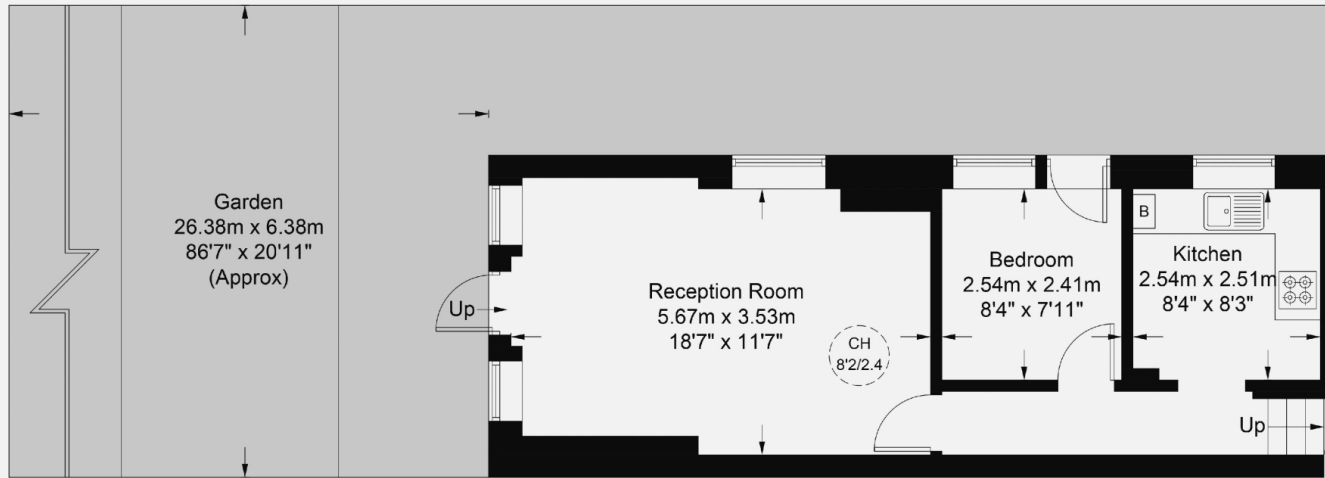
Victoria Road, NW6

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"



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.



Particulars

Property

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

Rooms



1



1



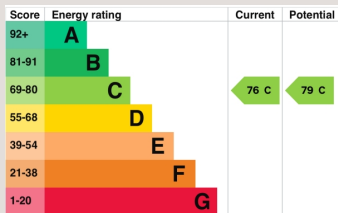
3

Features

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

Information

Council Tax



Kate Brookfield

Kate.brookfield@vitaproperties.uk
+4478 1365 5431



Scan for our website





T: +4420 7759 2199
E: enquiries@vitaproperties.uk

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate. Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed. Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.