



Brondesbury Road  
QUEENS PARK, LONDON NW6

£1,300,000



Kate Brookfield x Vita Properties present this incredible four-bedroom town house in the heart of Queens Park, NW6.

Located just footsteps from Salusbury Road, this unique mid-terrace house offers a rare chance to acquire one of the few annex-style homes built alongside the larger semi-detached Victorian residences on Brondesbury Road.

This charming property includes a private off-street parking space and is arranged over three floors, providing just shy of 1,400 sq ft of internal living space. With four spacious double bedrooms and two bathrooms, this home is ideal for families or those seeking generous living areas in a sought-after location.

Upon entry, you're greeted by a large hallway with high ceilings, a guest WC, and double doors leading into the stunning open-plan living area. The expansive ground floor benefits from an abundance of natural light, which flows effortlessly through the space, highlighting the high ceilings and creating a warm and welcoming feel. The kitchen is positioned at the front of the room and features a breakfast bar. At the rear, a full-width atrium roof brings additional light into the home, enhancing the connection between the living area and the sunny rear garden





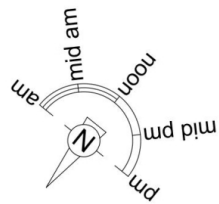






# Brondesbury Road, NW6

Approximate Gross Internal Area = 1376 sq ft / 127.8 sq m



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

Brondesbury Road, Queens Park, London NW6  
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## Rooms



1



2



4

## Features

- Mid terrace townhouse
- Four bedrooms, two bathrooms
- Off street parking
- Air conditioning

## Information

Council Tax

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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