

PRIORY PARK ROAD, QUEENS PARK, NW6





Key Features

- Modern one bedroom apartment
- Lovely private courtyard
- Wooden floors throughout
- Good storage throughout
- Short walk away from Queens Park

Description

A modern and exquisitely presented one bedroom garden flat just a short walk away from Queens Park and with easy access into the West End of London on the Bakerloo Line. The flat comprises a part open plan kitchen with stone worktops and underfloor heating, dedicated dining area, reception room with a large bay window and wooden floors, newly fitted bathroom and bright double bedroom with fitted wardrobes offering direct access to the lovely private courtyard. The property also benefits from good size attic storage.

Situation

Queens Park is a popular area of North London with boutique shops, cafes and pubs around the Salusbury Road area and the open spaces of Queens Park with a chip and putt golf course, children's zoo and playground, tennis courts and cafe. The area offers plenty of transport options, including Kilburn Park Underground Station (Bakerloo Line), Kilburn High Road London Overground (which is just 10 mins to Euston) and Bronsdenbury London Overground, taking directly to Richmond and Kew Gardens (southbound) and Highbury & Islington (eastbound).

**PRIORY PARK ROAD,
QUEENS PARK, NW6**



A modern and exquisitely presented one bedroom flat with a lovely private patio



Terms

Price: £450.00 per week

Furnished/Unfurnished: Part Furnished

Local Authority/Council Tax: Brent Council Band C £1,710.62

Viewing To view call 020 7043 8431

Parking: Residents Parking

Fees: M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
	75		77
57			52
Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England, Scotland & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

Approximate Gross Internal Area = 56.4 sq m / 607 sq ft

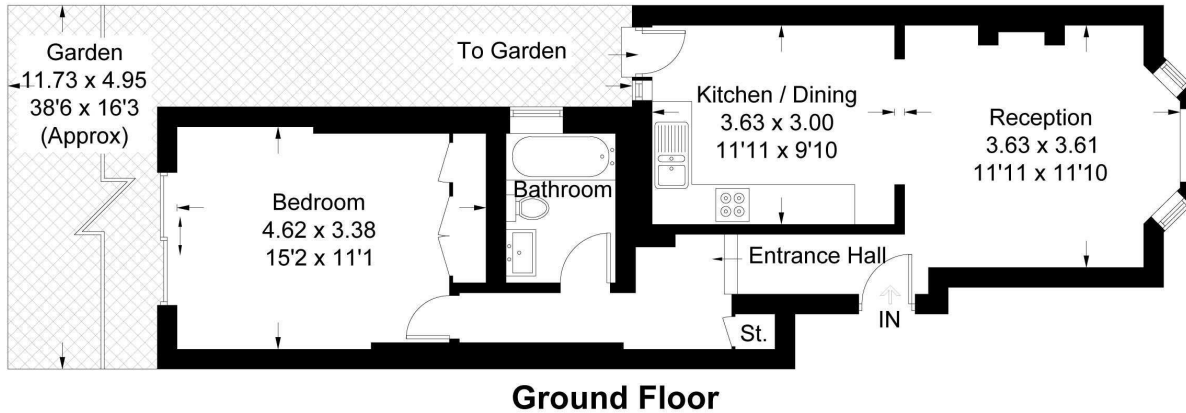


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