



**PRIORY PARK ROAD, NW6**

**£3,000 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED**

# **GROUND FLOOR GARDEN APARTMENT IDEALLY LOCATED NEAR QUEENS PARK**

**Kensal Rise & Queens Park | 0208 960 4947 |  
kensalrise@winkworth.co.uk**

**Winkworth**

**for every step...**

*winkworth.co.uk*



## **DESCRIPTION:**

New to the lettings market.

Winkworth are delighted to offer this ground floor garden flat to the lettings market. Offering 790 sq. ft. of accommodation, situated within a well-presented period property and ideally located moments from Queens Park.

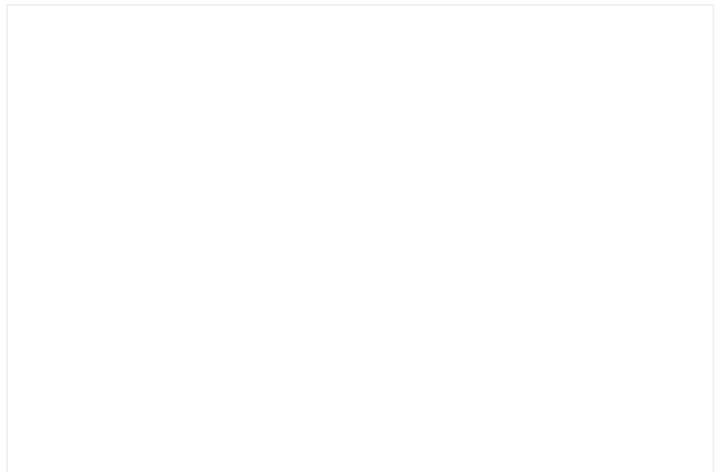
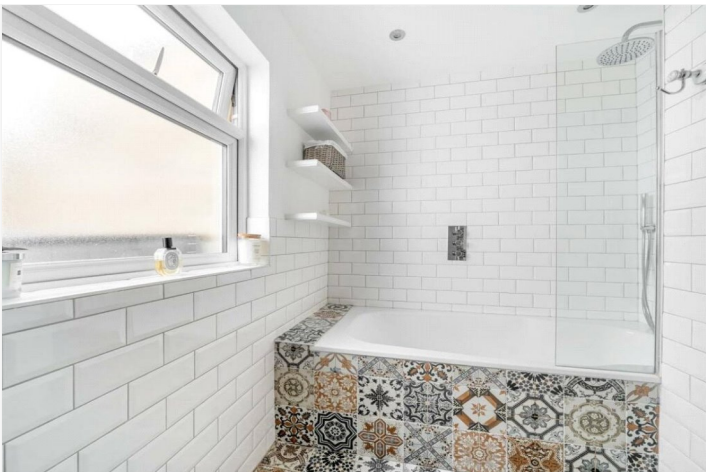
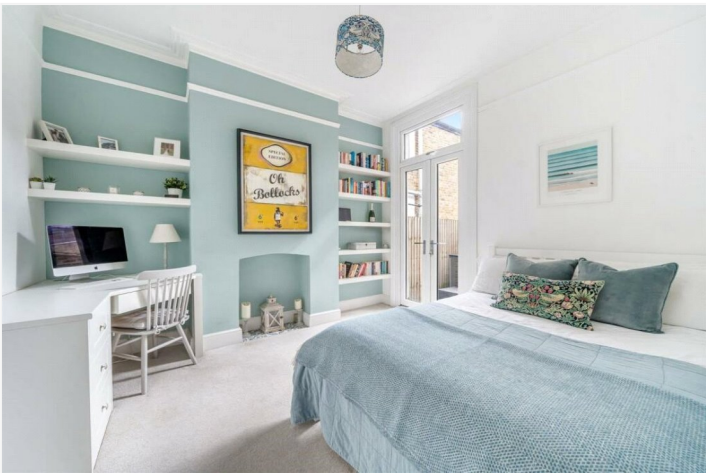
The flat comprises an open plan fitted kitchen/dining/reception room boasting exposed steel beams, two skylights and bi-folding doors leading seamlessly out to the private south-facing patio.

The principal bedroom showcases a wood-panelled feature wall, decorative cornicing, fitted wardrobes and a bay window reading seat.

The second bedroom benefits from having doors leading out to a private courtyard area. Further benefits include a three piece bathroom and a utility room.

Available 06/11/24







**Ground Floor**

Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

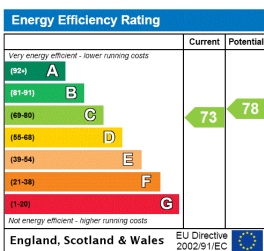
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £3,461.54

**Holding Deposit:** £692.31

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.