



**BRONDESBURY PARK MANSIONS, SALUSBURY ROAD, LONDON, NW6**  
**£925,000 LEASEHOLD**

**A THREE BEDROOM, TWO BATHROOM, GROUND FLOOR GARDEN FLAT IN A STUNNING PERIOD MANSION BUILDING BOASTING MODERN FINISHES AND SPACIOUS OPEN PLAN LIVING WITH DIRECT ACCESS TO COMMUNAL GARDENS.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**

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## LOCATION:

Ideally located within a couple minutes' walk of Queens Park Underground and Overground Station (Zone 2 Bakerloo line), allowing for quick and convenient access to Central London within 10 minutes and Euston within 7 minutes. There are an array of amenities along Salusbury Road including a number of gastropubs, coffee shops and independent boutiques. Queens Park itself is also right on your doorstep.



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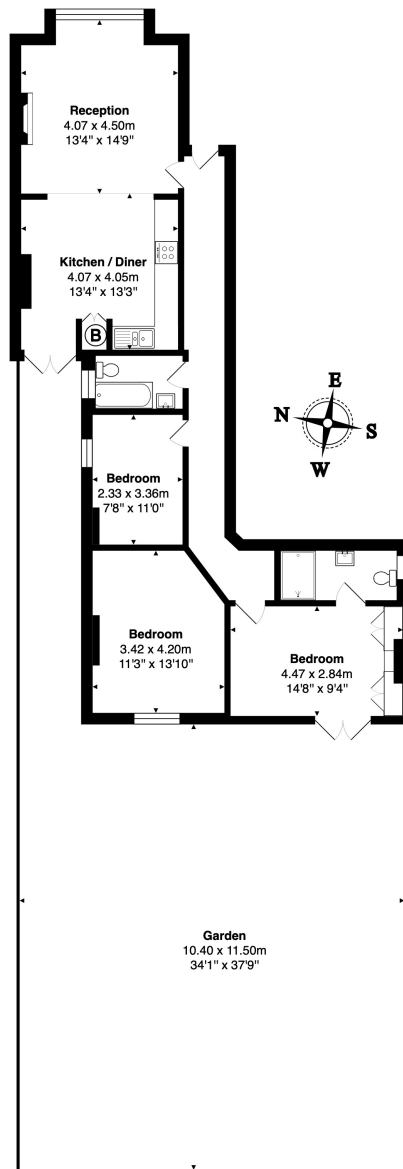
**DESCRIPTION:**

Set within a beautiful Mansion building, this three bedroom, two bathroom, ground floor garden flat offers ample space with open plan living. All bedrooms are doubles, with one benefitting from an en-suite shower room. The front reception room has a feature fireplace, sash windows and hard wood flooring which opens up to a bright and airy open plan and contemporary kitchen, with space for a large dining table.

Leading out from the rear bedroom or kitchen, you have access to a beautifully kept communal garden - perfect for summer BBQ's and entertaining.

The property further benefits from being offered with no-upper chain.





Ground Floor

Total Area: 91.4 m<sup>2</sup> ... 984 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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