



## Staverton Road, Brondesbury Park. NW2

- 2 Double Bedrooms
- First Floor Flat
- Very Nicely Presented
- Private Balcony
- Share of Freehold
- Chain Free





## PROPERTY DESCRIPTION

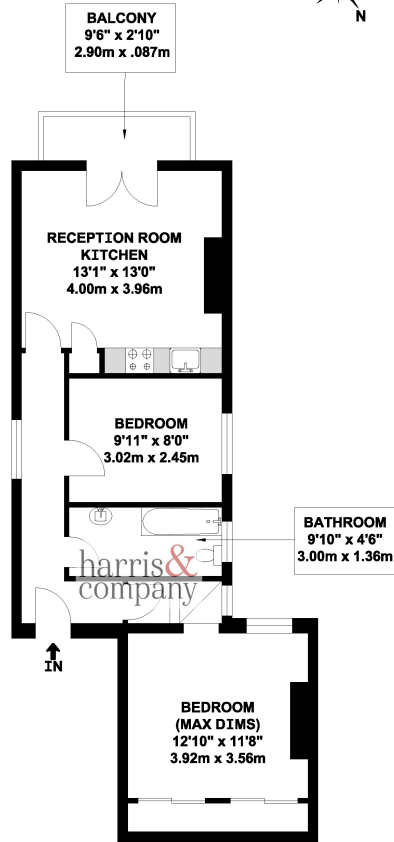
Set within an attractive semi-detached period property, this beautifully presented two double bedroom flat occupies the first floor and is offered in excellent condition throughout. The property boasts a spacious and light-filled open-plan reception / kitchen with direct access to a private west-facing balcony, ideal for outdoor dining or relaxing. Additional features include a modern bathroom wood flooring. Offered with a share of the freehold, this charming home combines period character with modern finishes, creating an ideal first-time buy.

Ideally located, the flat is within easy reach of Willesden Green station (Jubilee Line), offering quick links into central London. Numerous bus routes and shops are available along Willesden High Road, with excellent road access to nearby Kensal Rise and Queen's Park, both known for their vibrant café culture and green spaces.



# FLOORPLAN & EPC

**STAVERTON ROAD  
LONDON NW2**



## FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 536.36 SQ. FT / 49.83 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING BALCONY 563.49 SQ. FT / 52.35 SQ. M  
 WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE,  
 MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY  
 IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
 AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
 FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC