



Belvedere Court, Brondesbury, NW2 5RL

Offers in excess of £599,950 | 3 Bed | 1 Bath | 1 Reception

MAPESBURY

Offers in excess of £599,950

Leasehold

- Renovation Opportunity
- First Floor Flat (Triple Aspect)
- Residents Parking
- Communal Gardens
- Close to Schools & Amenities
- EPC Rating: E
- 3 Bed | 1 Bath | 1 Rec
- Private Development
- Lift | Private Balcony
- Quiet Location
- Close to Jubilee | Overground
- Council Tax: E

An excellent opportunity to acquire this spacious three-bedroom first floor apartment, set within the sought-after Belvedere Court on Willesden Lane, Brondesbury NW2. In need of full renovation, the property offers a blank canvas ideal for buyers looking to personalise their home or for investors seeking a value-add project.

Positioned within an attractive period-style block with secure entry, the apartment benefits from generous proportions. It comprises a bright triple-aspect reception room with access to a private balcony, separate kitchen, three well-sized bedrooms, a family bathroom, and a separate WC. High ceilings and large windows allow for superb natural light throughout.

Ideally situated close to the amenities of Willesden Green and Queen's Park, the property is well connected via Brondesbury Park Overground and Willesden Green (Jubilee Line), offering easy access to Central London.

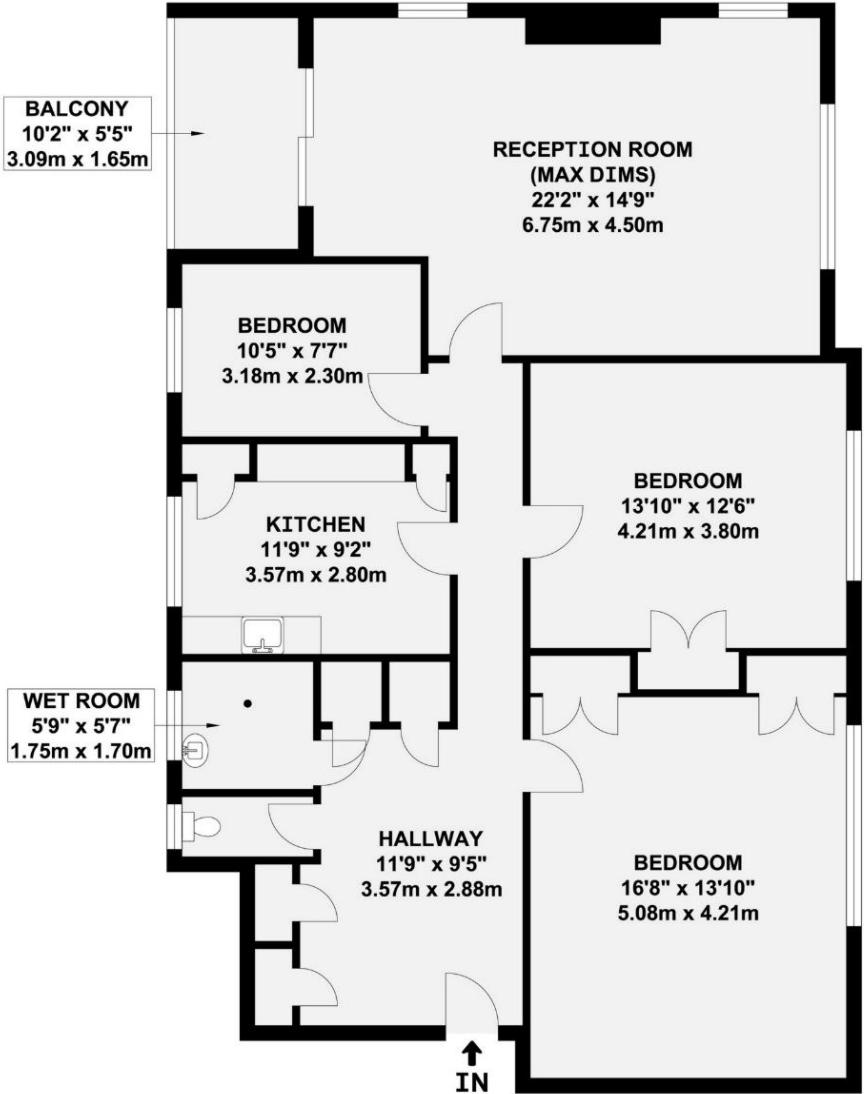
Excellent road links include the A406, A1 and M1. Local amenities such as Nuffield Health Gym and South Hampstead Tennis & Cricket Clubs are within walking distance.

All viewings via prior appointment with Mapesbury.





BELVEDERE COURT, WILLESDEN LANE
LONDON NW2



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 1216.32 SQ. FT / 113.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 1282.62 SQ. FT / 119.16 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		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

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