



Willesden Lane, Brondesbury, NW2

Offers in excess of £549,950 | 3 Bed | 1 Bath | 1 Reception

MAPESBURY

Offers in excess of £549,950

Leasehold

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

EPC Rating E

Council Tax: E

An exceptional opportunity to acquire this generously sized three-bedroom first floor apartment, set within the well-regarded Belvedere Court on Willesden Lane, Brondesbury NW2. Requiring full renovation throughout, this property presents a blank canvas for those seeking to create a bespoke home or for investors looking to add value through refurbishment.

The flat is set within an attractive period-style building with secure entry and communal areas. The flat offers excellent proportions, with a triple aspect reception room with direct access to private balcony, separate kitchen, three good-sized bedrooms and family size bathroom with separate WC. High ceilings and large windows provide superb natural light throughout, enhancing the sense of space.

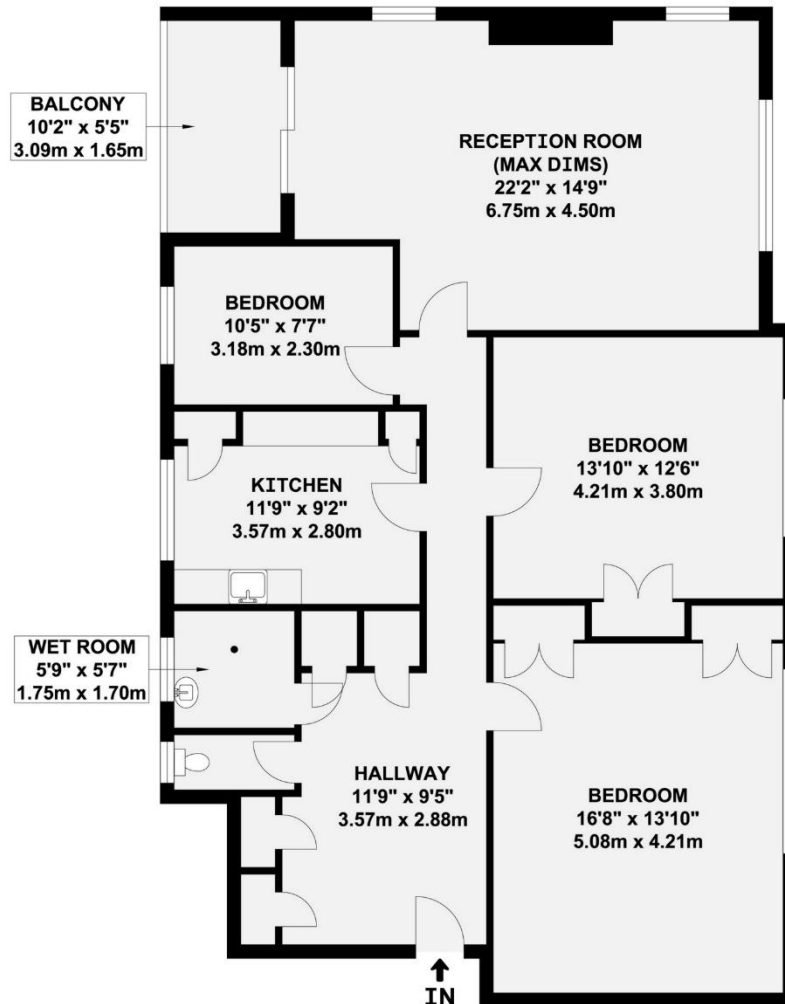
Ideally located moments from the amenities of Willesden Green and Queen's Park, the property benefits from excellent transport links including Brondesbury Park Overground and Willesden Green (Jubilee Line), offering easy access into Central London.

There is excellent connectivity via the North Circular A406, the A1 as well as the M1 for fast links around the city. Nuffield Health Gym in Brondesbury Park is within walking distance and South Hampstead Tennis Club and Cricket Club is also within walking distance.





**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		

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