

## For Sale

**Wonderful Two Bedroom Garden Flat**

**Dyne Road, Brondesbury, NW6**

We are excited to offer a superb two double bedroom two bathroom split level apartment (919 sq ft.) with double volume reception room (separated by a sliding frosted glass door) arranged over the ground floor of this Victorian conversion with a PRIVATE DECKED PATIO accessed from both the second bedroom and the reception room. Recently refurbished and comprising fully fitted integrated kitchen, wood flooring, bi-fold doors and other lovely features added by the current owner. Conveniently located within easy walking distance of the shops, cafes, restaurants and transport facilities of Kilburn High Road. Long Lease 115 years. Low Service Charges of just £700pa with Ground Rent at £250pa.

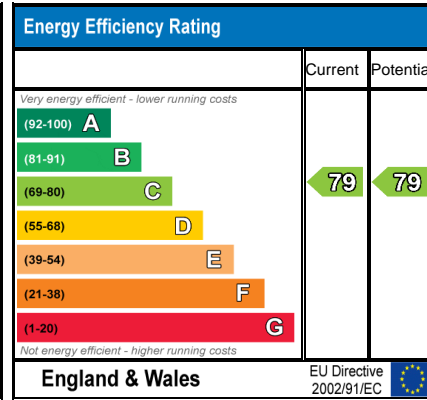
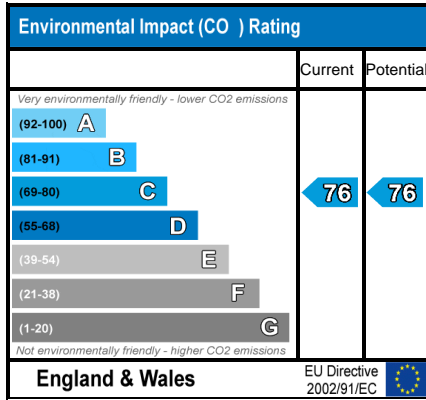


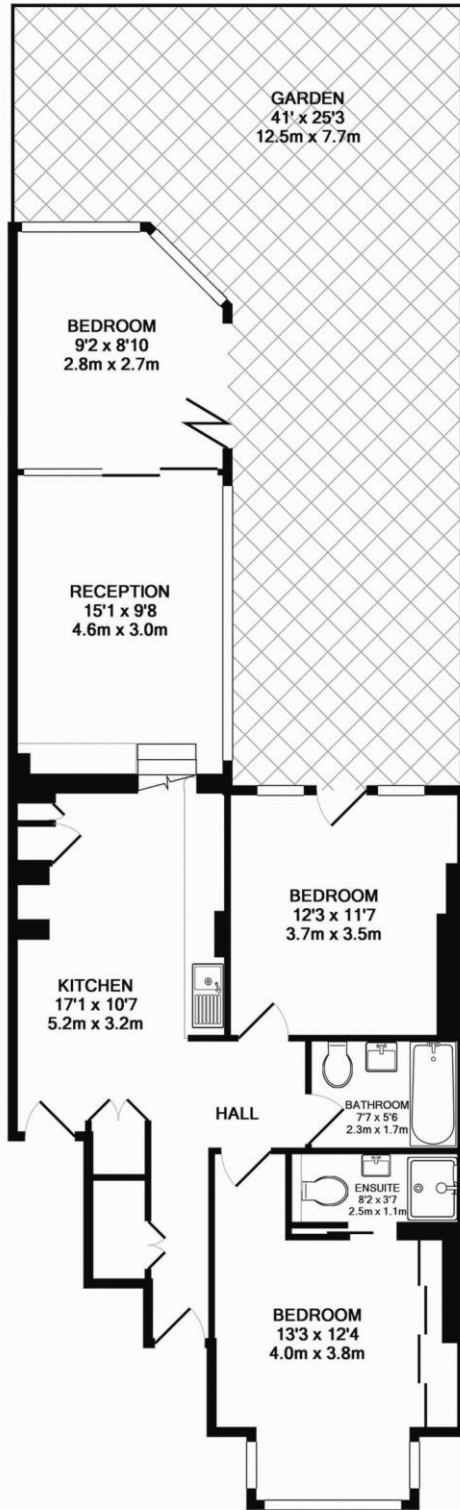
Double Glazed \* Fitted Kitchen \* Patio \* Gas CH \* High Ceilings \* Wooden Floors \* Period Features \* Entryphone \* Shower \* Dishwasher

**£625,000 Leasehold**  
**Subject to Contract**

# Dyne Road, Brondesbury, NW6

<b>Reception Room</b>	15'1" x 9'8" (4.60m x 2.95m) Wood Floors
<b>Reception Romm 2 / Bedroom 3</b>	9'2" x 8'10" (2.79m x 2.69m) Wood Floors, Bi Fold doors to declcd patio garden
<b>Kitchen / Diner</b>	17'1" x 10'7" (5.21m x 3.23m) White High Gloss units, Intergrated appliances, Wood Floors
<b>Garden</b>	41'0" x 25'3" (12.50m x 7.70m) Decked Wooden Patio Garden
<b>Master Bedroom</b>	13'3" x 12'4" (4.04m x 3.76m) Fitted Wardrobes, Wood floors, door to
<b>Ensuite Shower Room</b>	8'2" x 3'7" (2.49m x 1.09m) Shower Cubicle with sink and WC
<b>Bedroom 2</b>	12'3" x 11'7" (3.73m x 3.53m) Fitted Wardrobes, Wood floors. door to patio garden
<b>Family Bathroom</b>	Three piece suite, fully tiled





**DYNE ROAD NW6**  
**TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)**  
 approximate internal square footage excluding patio

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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