



BIRCHSIDE APARTMENTS

1 Albert Road
Queen's Park
NW6

Asking Price
£695,000

Sole Agent

An opportunity to purchase a two bedroom (75 sq m/817 sq ft) apartment at Queens Park Place. Set on the second floor and featuring a private terrace with views North and East, Queens Park Place additionally benefits from a 24-hour concierge service and a Marks & Spencer Food Hall directly connected to the building.

ASTON CHASE

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020 7724 4724
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Subject To Contract

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Leasehold

Superbly situated directly opposite Queen's Park Underground & Overground Stations (Bakerloo and London Overground Lines). Queens Park Place is well located for the cosmopolitan amenities of both Salusbury Road and for Queen's Park itself. With travel times of 7 minutes to Paddington and 15 minutes to Oxford Circus, the development will additionally benefit from easy access to the Crossrail, which is due to begin cross London services towards the end of 2021.



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ACCOMMODATION

- Spacious Reception Room with Fully Fitted Kitchen and Living Space
- 2 Bedroom
- 2 Bathroom

AMENITIES

- 24 Concierge
- Large Terrace

COUNCIL TAX: C

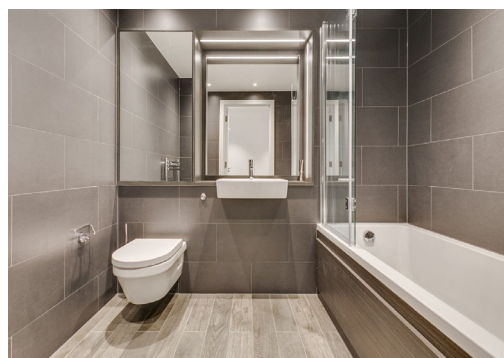
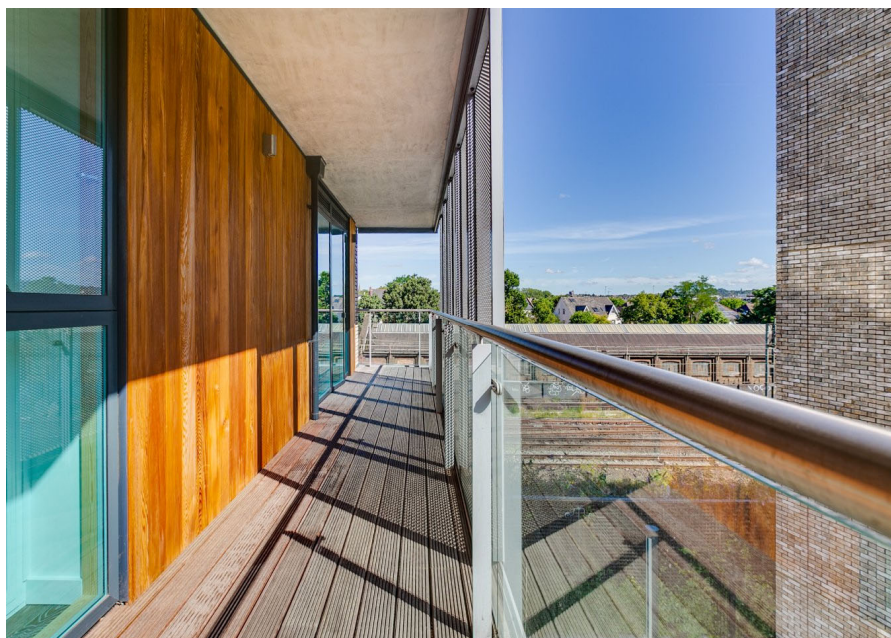
EPC RATING: B



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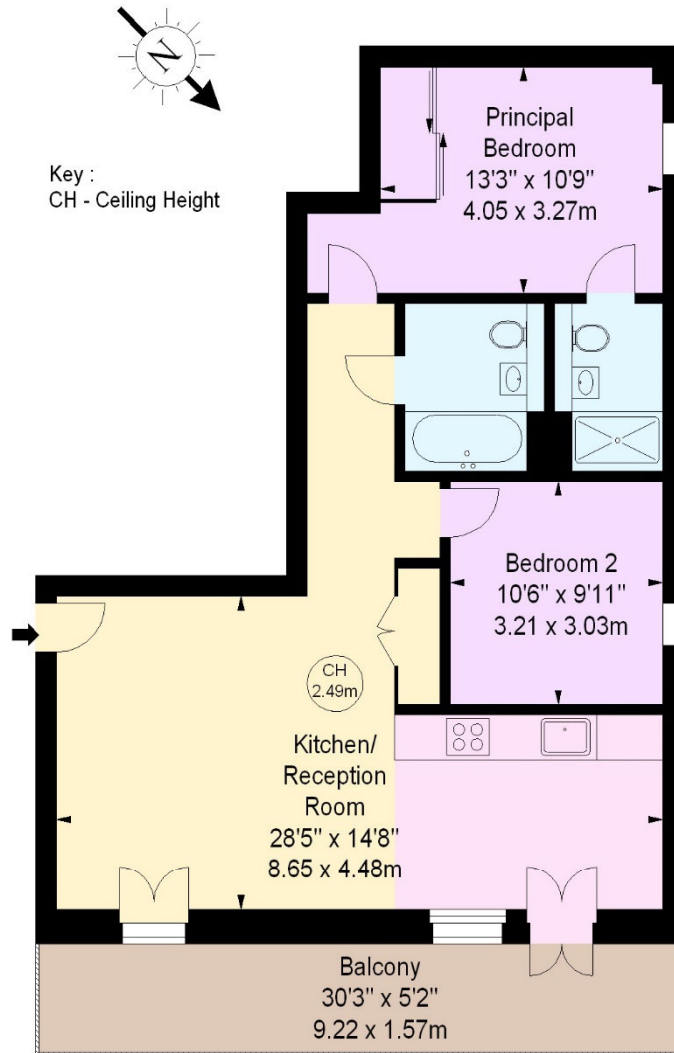


ASTON CHASE

Birchside, NW6

Approximate gross internal area

817 sq ft / 75.90 sq m



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.