

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ALDERSIDE APARTMENTS
35 SALUSBURY ROAD
QUEENS PARK, NW6

LEASEHOLD

ASKING PRICE £725,000
SUBJECT TO CONTRACT

SOLE AGENT

GROUND RENT: £350 P/A
SERVICE CHARGE: £5200 P/A

A well-presented two double bedroom, two bathroom (one en-suite) first floor apartment in Queens Park Place. Benefitting from a wealth of amenities including 24 hour concierge, a private balcony and extensive communal gardens, the apartment is finished to an extremely high standard with floor to ceiling height aluminium double glazed windows and under floor heating throughout.

Queen's Park, an urban village in North West London, is one of the capital's better kept secrets. Just 7 minutes to Paddington and 15 minutes to Oxford Circus by direct Underground line, the area has a bustling High Street and an historic 30-acre park named in honour of Queen Victoria's Golden Jubilee. The vibrant community spirit is evident in the eclectic shops, park, gastropubs, restaurants and especially in the weekly farmers' market, voted the best in the UK.

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ACCOMMODATION

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Reception Room

AMENITIES

- 24 Hour Concierge
- Balcony
- Communal Gardens

COUNCIL TAX

Brent (Band C)

EPC RATING:

B

IMPORTANT NOTICE

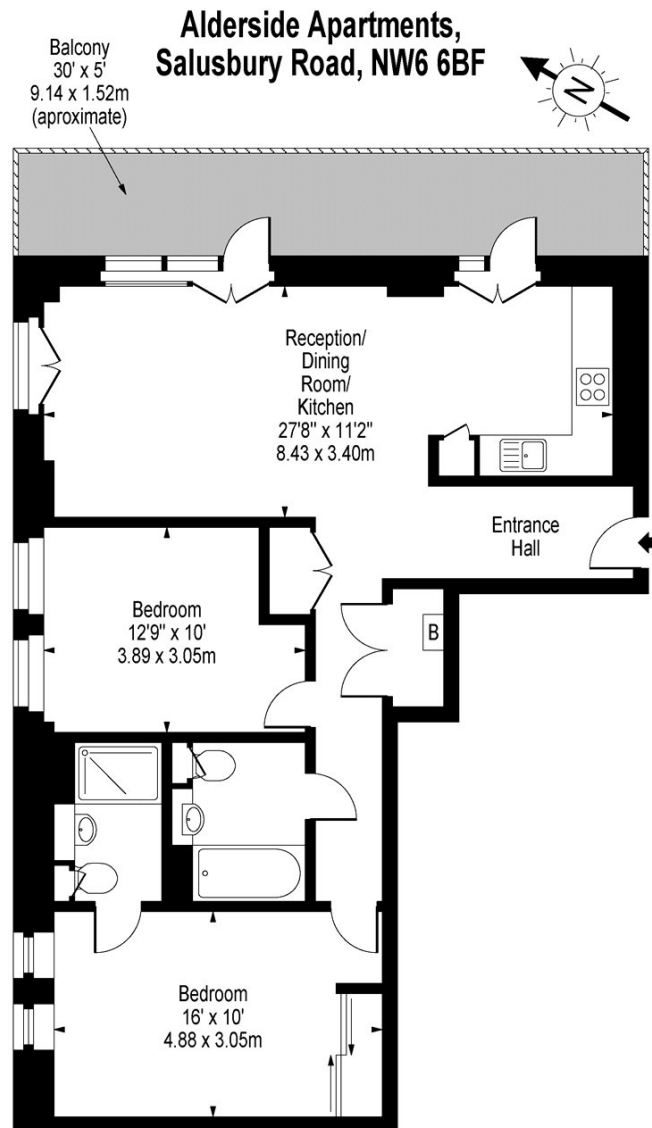
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.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

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First Floor

Approx Gross Internal Area **855 Sq Ft - 79.43 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 004189K

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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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