



BIRCHSIDE APARTMENTS

Albert Road
Queen's Park
NW6

Asking Price
£545,000

Sole Agent

PROPERTY VIDEO AVAILABLE

A rare opportunity to purchase a one bedroom (53 sq m/571 sq ft) apartment at Queens Park Place. Set on the ground floor and featuring a private terrace with views north and south, Queens Park Place additionally benefits from a 24-hour concierge service and a Marks & Spencer Food Hall directly connected to the building.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

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Subject To Contract

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Leasehold

Service Charge: £3,000 P/A
Ground Rent: £350 P/A

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 additionally benefits from easy access to the Crossrail.



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ACCOMMODATION

- Open Plan Kitchen/Reception Area
- Double Bedroom
- Bathroom

AMENITIES

- Private Terrace
- 24 Hour Concierge
- Communal Gardens

COUNCIL TAX: B

EPC RATING: B



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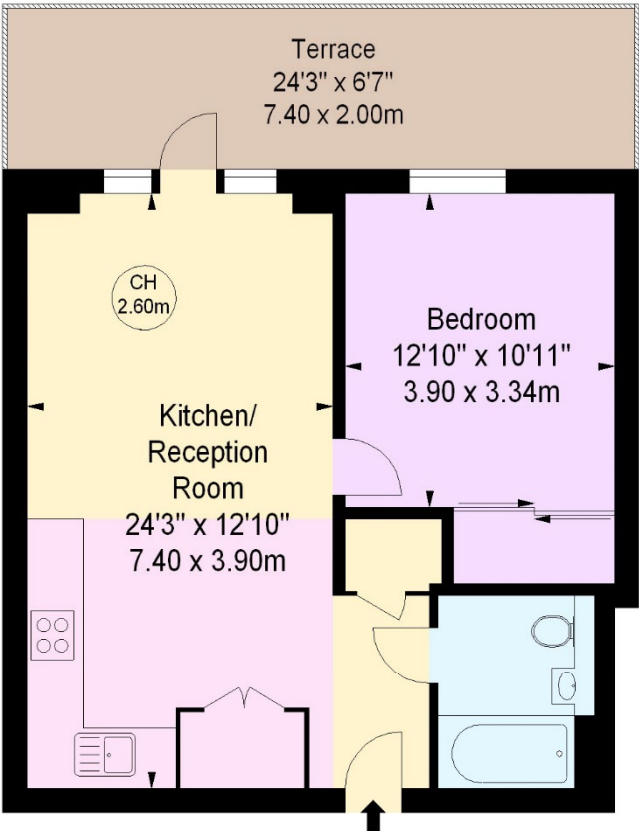
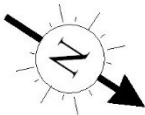


ASTON CHASE

Birchside, NW6

Approximate gross internal area
571 sq ft / 53.05 sq m

Key :
CH - Ceiling Height



Ground 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	83	83
(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	

