



## **ALDERSIDE APARTMENTS**

35 Salisbury Road  
Queens Park  
NW6

Asking Price  
£769,950

Sole Selling Agent

A light and well presented two double bedroom balcony apartment located on the third floor of this extremely popular modern development.

The apartment overlooks the communal gardens and also benefits from an unusually large south west facing balcony, secure underground parking and a large storeroom.

Queens Park Place features an exceptional double volume entrance lobby with a dedicated seating/meeting area for residents and their guests and also benefits from 24/7 uniform concierge service.

# ASTON CHASE

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

astonchase.com

Asking Price  
£769,950  
Subject To Contract

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Leasehold 240 Years

Service Charge: £5,730 Per Annum  
Ground Rent: £350 Per Annum  
Insurance: £1,875 Per Annum

Superbly situated directly opposite Queens Park Underground & Overground Stations (Bakerloo and London Overground Lines), Queens Park Place is well located for all of the amenities of Salusbury Road and Queens Park itself. With travel times of 7 minutes to Paddington and 15 minutes from Oxford Circus, the development will additionally benefit from easy access to Crossrail.

*Current insurance charge is higher than usual but is predicted to reduce before the end of 2023. A more detailed explanation can be provided on request.*



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## ACCOMMODATION

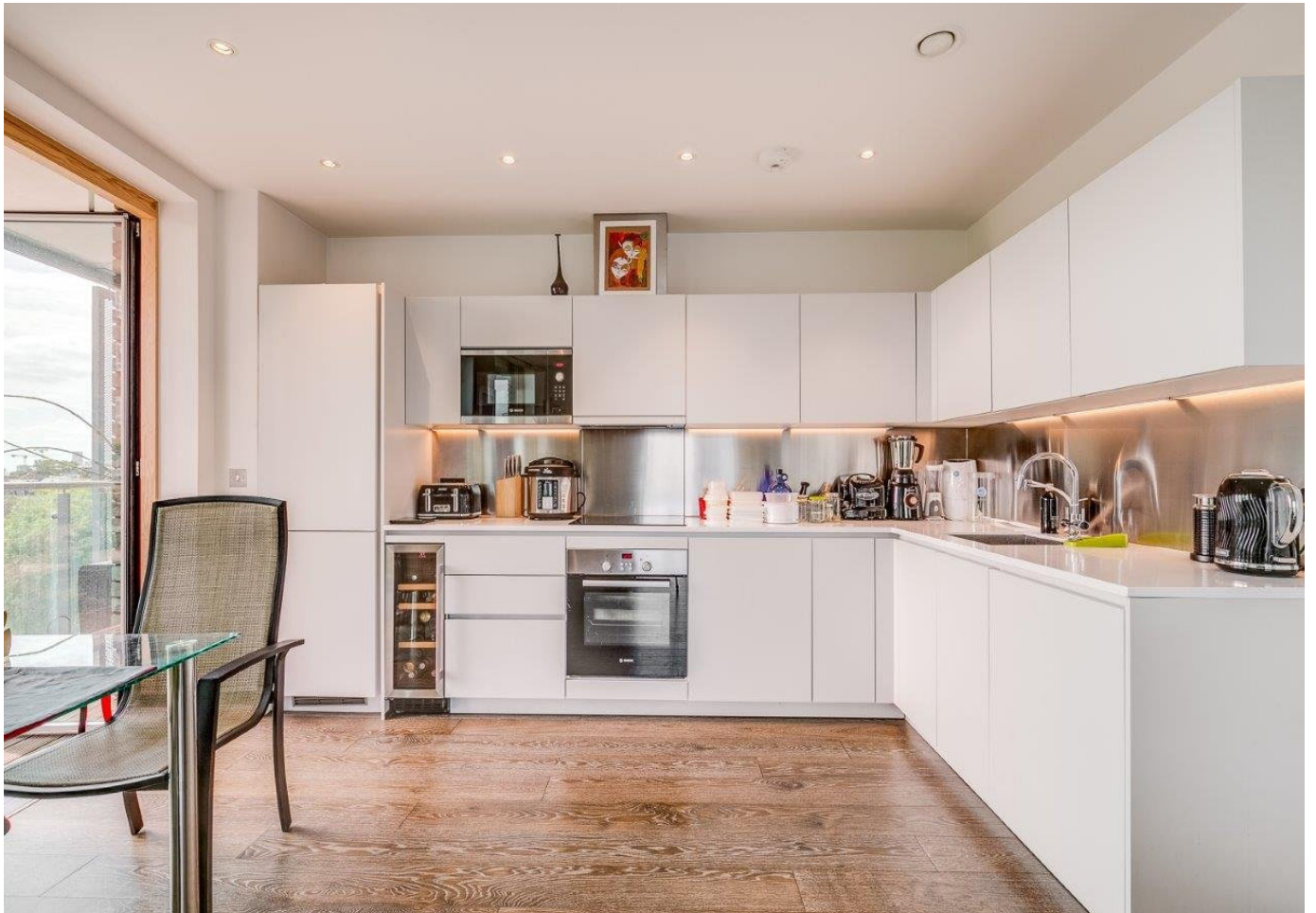
- Two Double Bedrooms
- Bathroom
- Shower Room (En-Suite)
- Reception Room/Open Plan Kitchen
- South West Facing Balcony

## AMENITIES

- 24 Hour Concierge
- Secure Underground Parking Space
- Storage Room

**COUNCIL TAX: C**

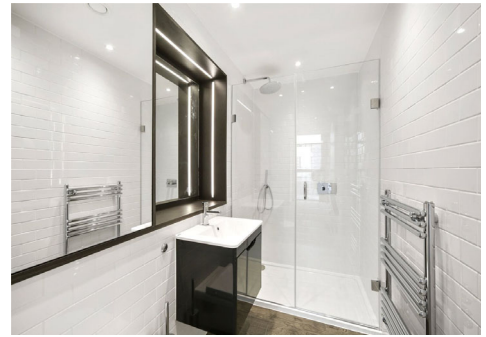
**EPC RATING: B**



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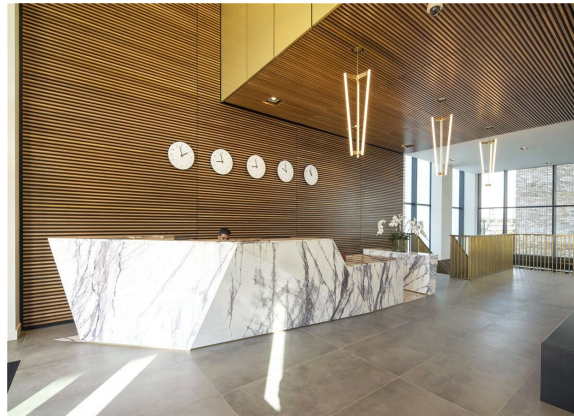
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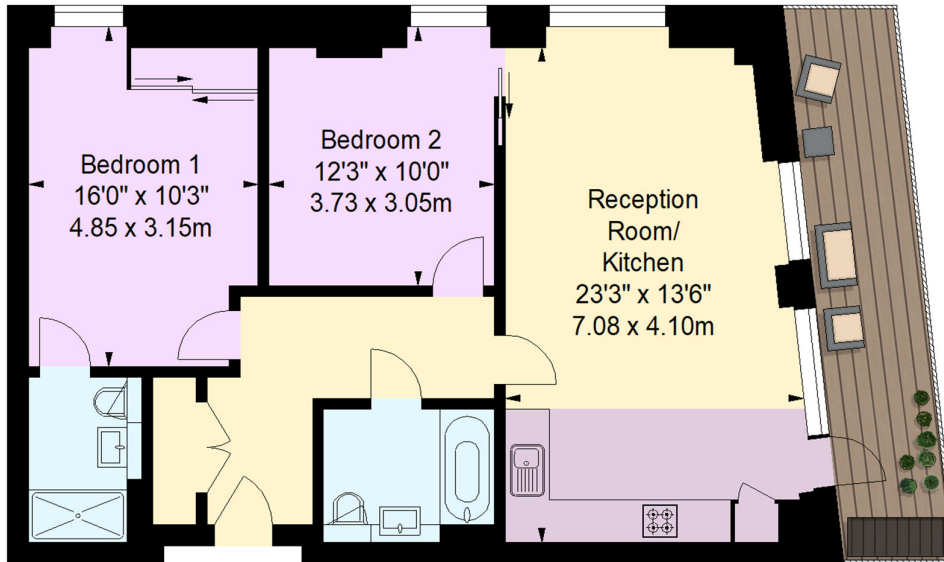
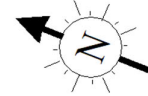
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Flat 22, Alderside Apartments,  
Salisbury Road, Queens Park, NW6

Approximate gross internal area  
795 sq ft / 73.86 sq m



## Third 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.

© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	86
(69-80)	C		
(56-68)	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.