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



ALDERSIDE APARTMENTS
QUEENS PARK
LONDON, NW6

£440 PER WEEK
SUBJECT TO CONTRACT

SOLE AGENT

****VIDEO & FACETIME VIEWINGS AVAILABLE**** Set on the fourth floor and featuring a private terrace with views north and south this one bedroom apartment in Queens Park Place benefits from a 24 hour concierge service and a Marks & Spencer Food Hall directly underneath.

Superbly situated directly opposite Queens 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 Queens 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 2018.

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ACCOMMODATION

- Principal Bedroom
- Bathroom
- Fully Fitted Kitchen/Dining Area

AMENITIES

- Balcony
- 24 Hour Concierge
- Communal Gardens

COUNCIL TAX Brent (Band B)

EPC RATING: B

1 BED

Building_ A + B
Type_ 101

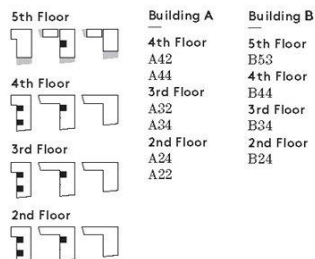
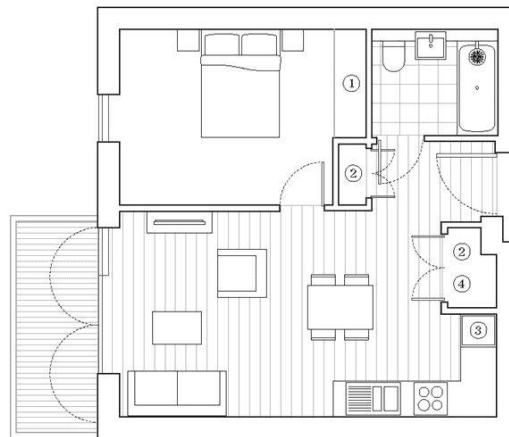
Internal Area

A22, A32 51sq.m / 547sq.ft
A42 51sq.m / 546sq.ft
A24, A34, A44 51sq.m / 554sq.ft
B24, B34, B44, B53 51.7sq.m / 556sq.ft

Balcony

A22, A32, A42 6.3sq.m / 68sq.ft
A24, A34, A44, B24, B34, B44, B53 6sq.m / 65sq.ft

- 1_ Fitted wardrobe
- 2_ Storage cupboard
- 3_ Integrated fridge freezer
- 4_ Utilities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	85
(81-91)	B		
(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	



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.