



ALDERSIDE APARTMENTS

35 Salusbury Road
Queens Park
NW6

Asking Price
£895,000

Sole Agent

Situated in the heart of Queens Park is this stunning, south facing two bedroom apartment (80.36 sq.m/865 sq. ft) set on the fifth floor of this landmark development in NW6. The apartment is presented to the highest standard and benefits from two double bedrooms, two bathrooms (one en-suite), an open plan kitchen/reception room, a very large private terrace with uninterrupted south facing views (46.9 sq.m / 504.8 sq ft) and offered with secure underground parking for one car and secure storage room.

ASTON CHASE

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

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£895,000
Subject To Contract

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Leasehold 238 Years

Service Charge: £6,749.80

The property enjoys the additional benefits of having a Marks & Spencer 'Simply Foods' food hall in the building and only a three minute walk to Queen's Park Underground Station.

Queen's Park, an urban village North West London is one of the capitals 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 a historic 30 acre park named in honor 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
- Large Private Terrace
- Communal Gardens
- Off Street Parking For One Car

AMENITIES

- 24 Hour Concierge
- Bike Storage
- Underground parking for one car
- Private secure storage

COUNCIL TAX: C

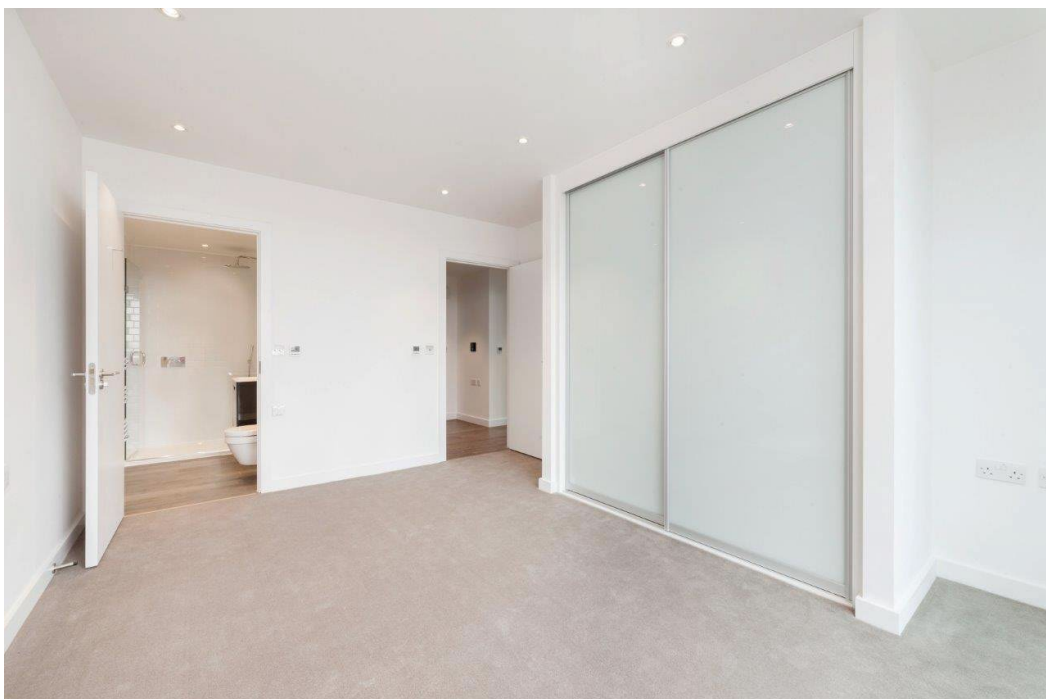
EPC RATING: B



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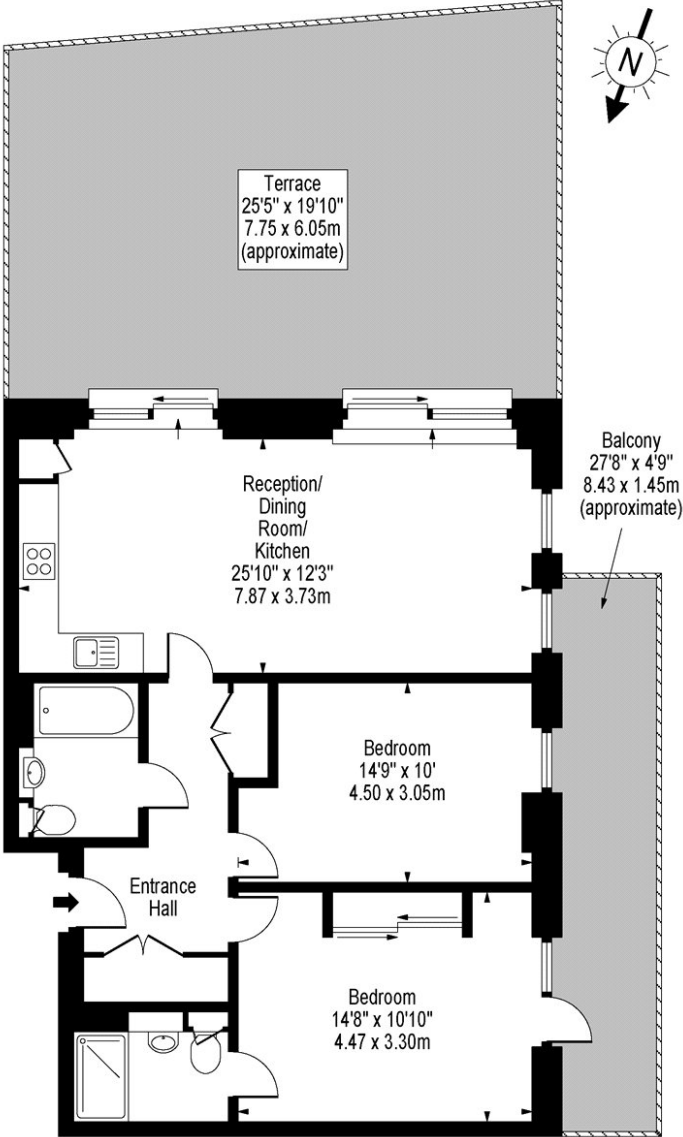
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Alderside Apartments,
Salisbury Road, NW6 6BF



Fifth Floor

Approx Gross Internal Area **865 Sq Ft - 80.36 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 004188K

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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		