

130

Brondesbury Road

QUEEN'S PARK
NW6 6SB



130

Brondesbury Road

Five meticulously designed new homes in
the heart of Queen's Park

BROUGHT TO YOU BY
MORNINGSIDE



Queen's Park is home to some excellent eateries, so you never have to venture far for a gorgeous brunch or spontaneous dinner.

Enjoy living just around the corner from Queen's Park, your local green haven where members of the local community come to enjoy the sunshine and get a bit of exercise.



Salusbury Road is one of North West London's most beloved High Streets, with delightful cafes, greengrocers and quaint shops with everything from books to home accessories and everything in between.



Live in the heart of Queen's Park – less than a two minute walk from Salusbury Road



All of this within just a 5 minute walk

Grocery

- 1 Planet Organic
- 2 M&S Foodhall
- 3 Queen's Park Farmers Market
- 4 Sainsbury's
- 5 Provenance Village Butchers
- 6 The Salusbury Deli & Winestore

Schools

- 1 St Luke's CoE Primary
- 2 Kilburn Park School
- 3 St Mary's Catholic Primary
- 4 Salusbury Primary
- 5 Brondesbury College

Food & Drink

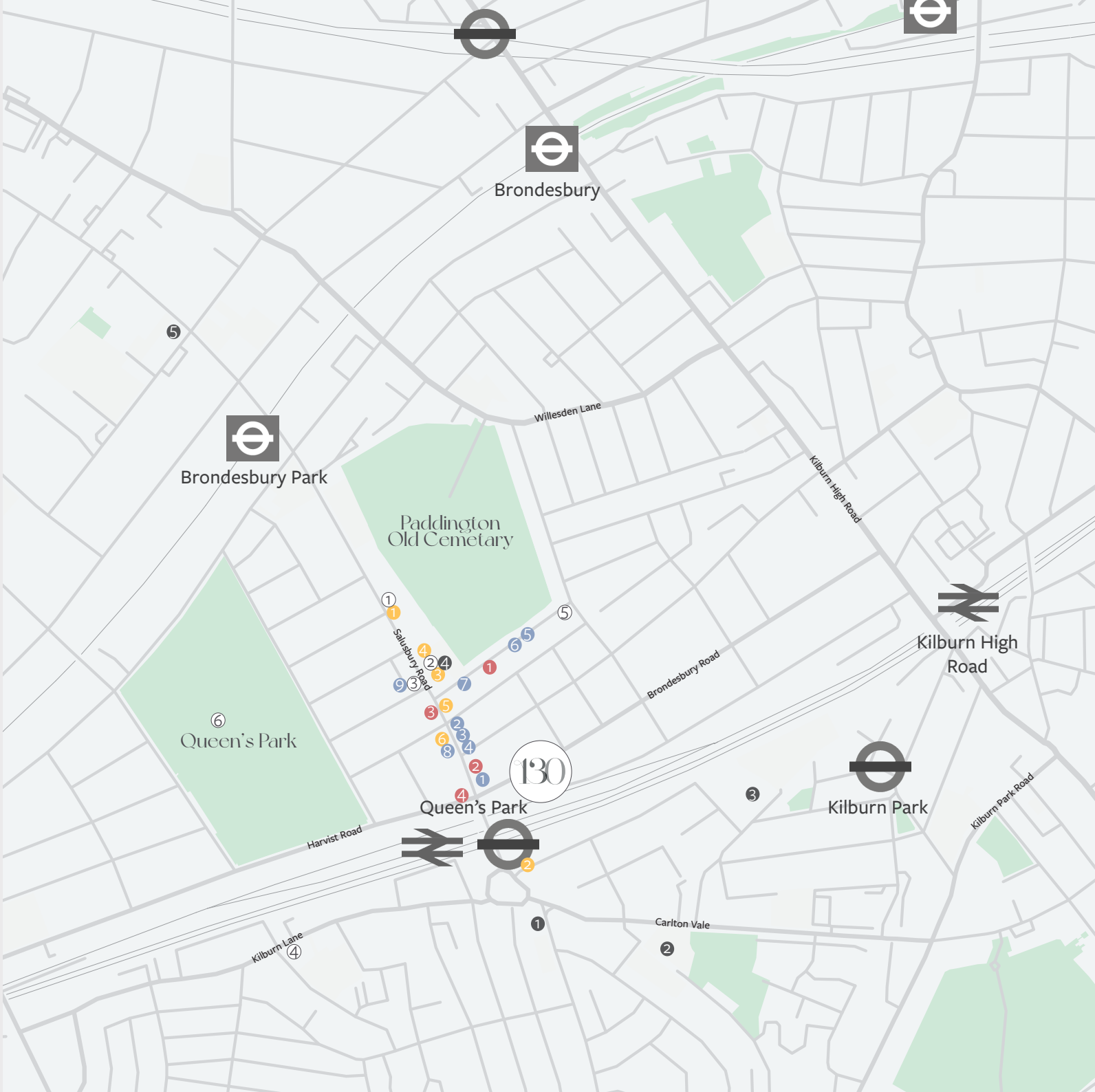
- 1 Alice House Queen's Park
- 2 Bob's Cafe
- 3 Cocotte
- 4 Gail's Bakery
- 5 Milk Beach
- 6 Carmel
- 7 Wolfpack
- 8 The Salusbury Pub
- 9 Joe & The Juice

Sports & Recreation

- 1 StormLDN
- 2 Fitness First
- 3 DropGym
- 4 Fierce Grace Hot Yoga
- 5 Yoga Loft
- 6 Queen's Park Tennis Courts

Everyday

- 1 Lonsdale Medical Centre
- 2 Queen's Park Pharmacy
- 3 Salusbury Road Post Office
- 4 Esquire Drycleaners



Specification

General

Engineered warm-white oak flooring
(FSC certified)
Sleek matt black ironmongery
10-Year New Homes Warranty

Bathrooms

Custom-made storage units
Sustainably sourced ceramic tiles
Standard mirrors with wall lights
Stone resin baths
Chrome wall mounted basin taps
Concealed chrome bath/shower mixers

Bedrooms

Supersoft carpets
Built in wardrobes to master bedrooms

Electrical

Matt white switches and sockets
Dimmable spotlights throughout
USB sockets
High-speed internet
Wired for Sky+



Finishes selected by **OLIO**
www.olio-design.co.uk

Kitchens

20mm thick quartz worktops
Full height mosaic tiled splashbacks
Undercabinet LED lighting
Sleek undermount sink
Chrome tap
Bosch Integrated dishwasher, oven,
microwave and induction hob
Concealed extractor
Integrated fridge/freezer
Pendant to dining area

Extras

Washer-dryer in utility



DISCLAIMER

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1

three bedroom duplex
with garden

KITCHEN & DINING ROOM
3.5 x 7.7 m
11'6" x 25'3"

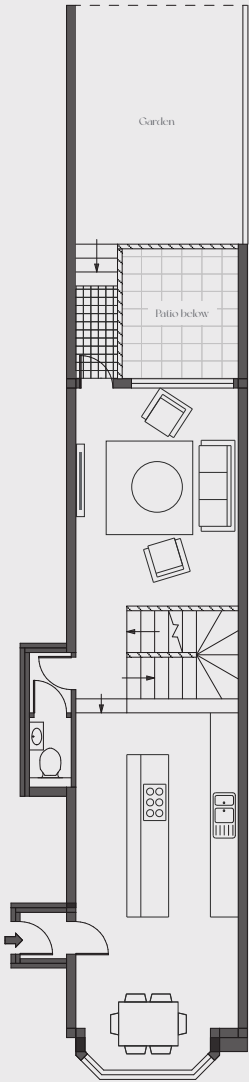
RECEPTION ROOM
3.5 x 4.6 m
11'6" x 15'1"

BEDROOM 1
4.2 x 4.7 m
13'9" x 15'6"

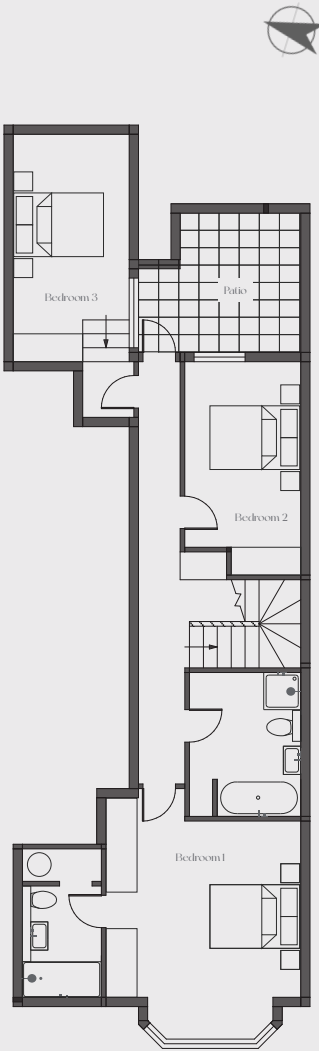
BEDROOM 2
2.5 x 4.0 m
8'3" x 13'1"

BEDROOM 3
2.4 x 4.9 m
7'9" x 16'1"

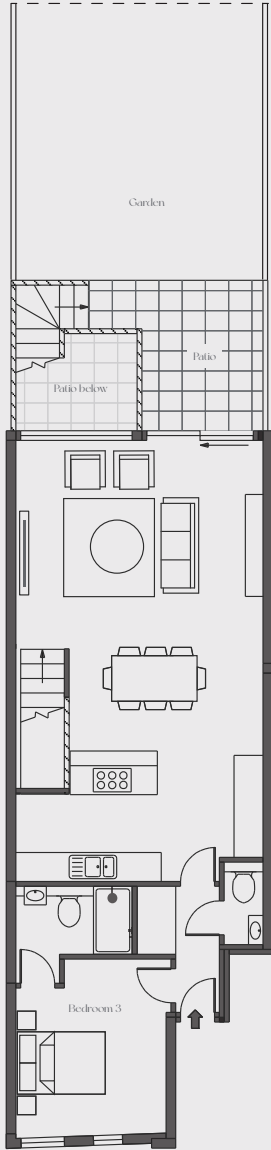
TOTAL AREA 127.4 m² / 1,371 ft²



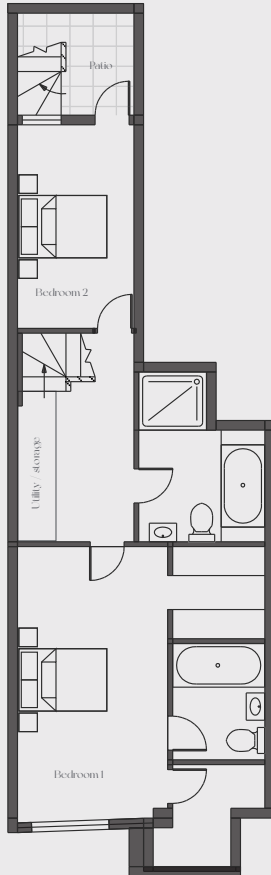
Upper Ground Level



Lower Ground Level



Upper Ground Level



Lower Ground Level

2

three bedroom duplex
with garden

LIVING / KITCHEN / DINER
5.1 x 9.1 m
16'9" x 29'9"

BEDROOM 1
3.2 x 5.6 m
10'6" x 18'3"

BEDROOM 2
2.4 x 4.2 m
7'9" x 13'9"

BEDROOM 3
3.1 x 3.6 m
10'3" x 11'9"

TOTAL AREA 126.2 m² / 1,358 ft²

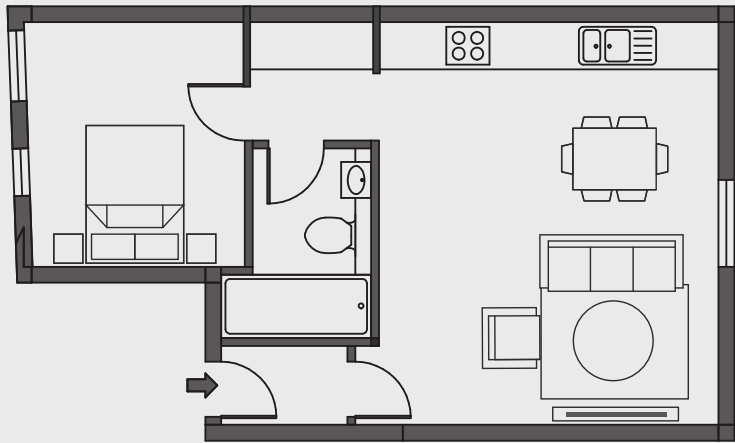
3

one bedroom apartment

KITCHEN / LIVING
5.1 x 4.3 m
16'9" x 14'1"

BEDROOM
3.1 x 2.8 m
10'3" x 9'3"

TOTAL AREA 39.8 m² / 428 ft²



First Floor Level

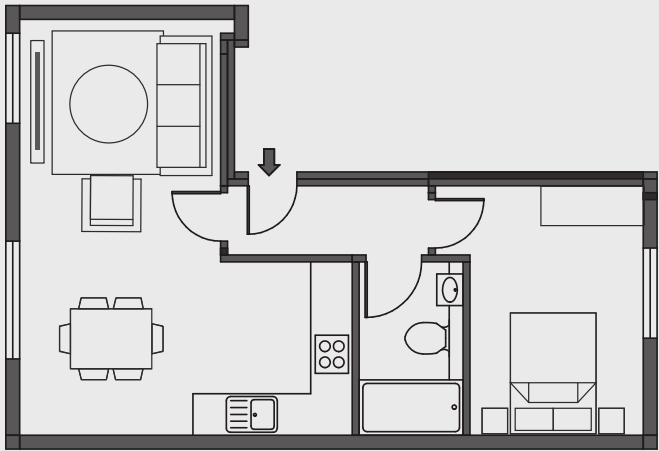
4

one bedroom apartment

KITCHEN / LIVING
6.0 x 4.7m
19'9" x 15'6"

BEDROOM
3.6 x 2.5m
11'9" x 8'3"

TOTAL AREA 39.1 m² / 421 ft²



First Floor Level

5

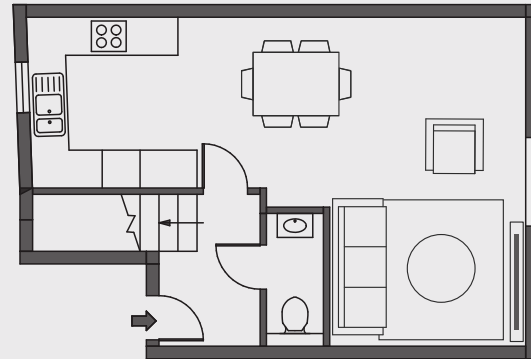
two bedroom apartment

KITCHEN / LIVING
5.2 x 7.9 m
17'1" x 26'

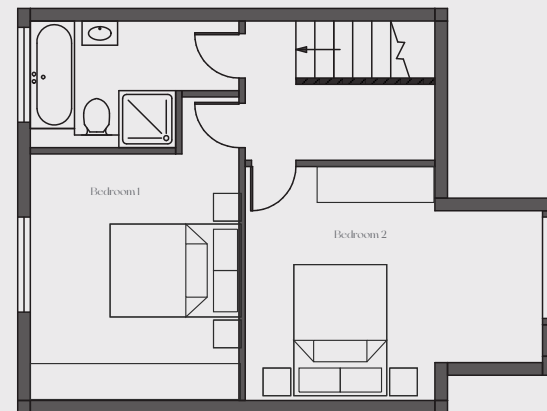
BEDROOM 1
3.9 x 3.3 m
12'9" x 10'9"

BEDROOM 2
3.7 x 4.7 m
12'3" x 15'6"

TOTAL AREA 80.2 m² / 863 ft²



Second Floor Level



Third Floor Level



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