



# Flat 2, 126 Brondesbury Road

London, NW6 • Guide Price £1,500,000 • Share of Freehold

# With interior design by Beebi Design, this is a magnificent three bedroom, three bathroom garden flat arranged over two floors.

It features a stunning modern design, set within a Victorian style house, that has been completely modernised. On the upper level is a show stopping reception room, flooded with natural light through double height 6m floor to ceiling windows and a skylight. It includes a stylish modernist pendant light, bespoke joinery and it overlooks the upper level of the two tiered garden. Also on this level, is an ensuite bedroom with ample storage. The lower, split level floor, offers two further bedrooms and two bathrooms, one of which is ensuite. Both bedrooms on this level benefit from their own private outdoor atriums. The beautiful eat-in kitchen with quartz counter tops, Bosch appliances, including an induction hob, leads directly onto the private patio leading to the upper level of the low maintenance, south facing garden.





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**Smith &  
Eriesson**

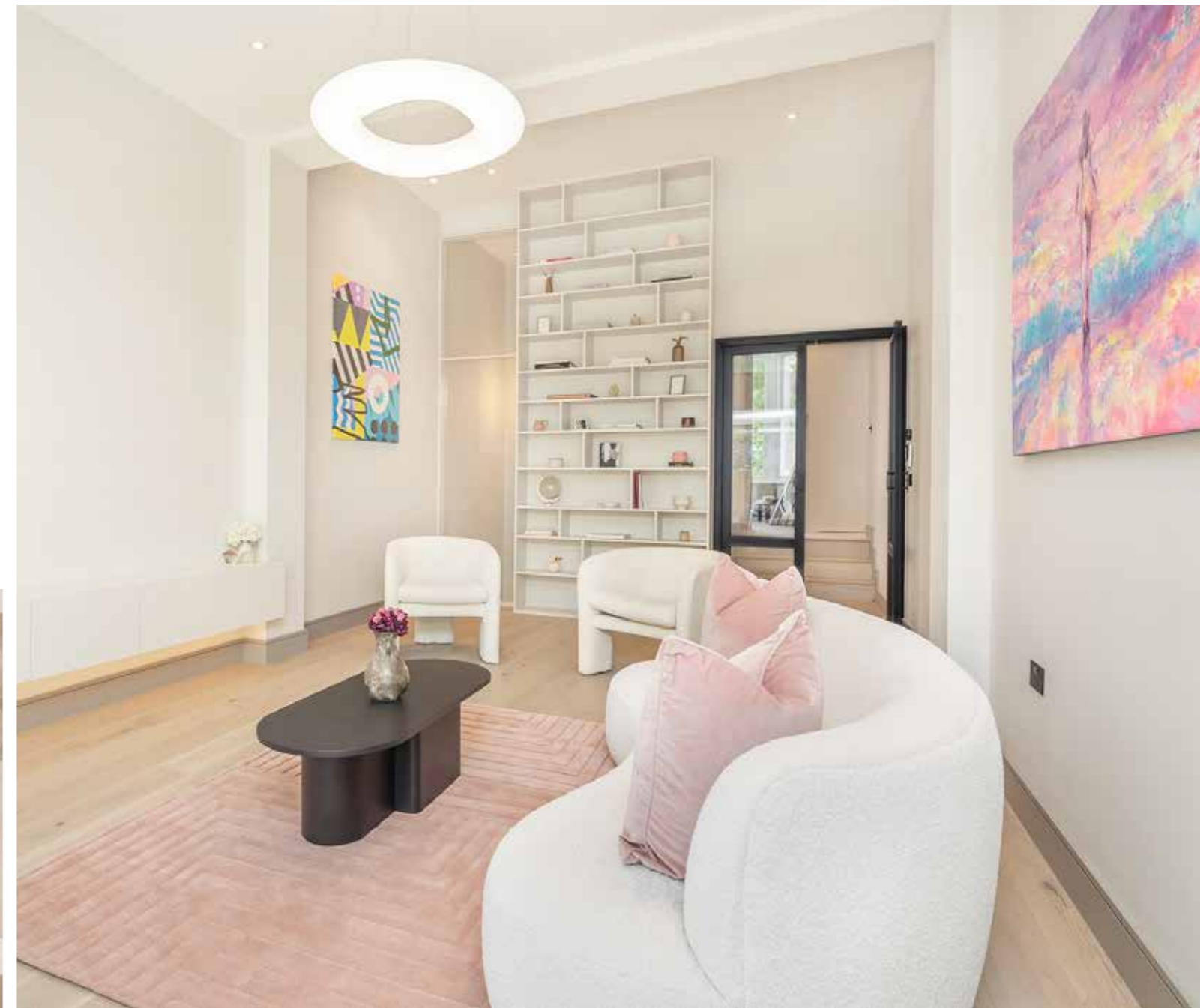


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## The interior is flooded with natural light

The property throughout has been designed with maximum attention to detail and with a light and sophisticated pallet, to create a modern contemporary interior with individual character and design. The apartment has a designated parking space on the drive way, with an electric charging point.



- London Borough of Brent
- Council Tax Band D £1,815 per annum
- Service charges approx £3,000 per annum (TBC)
- Share of Freehold with a new 125 year lease



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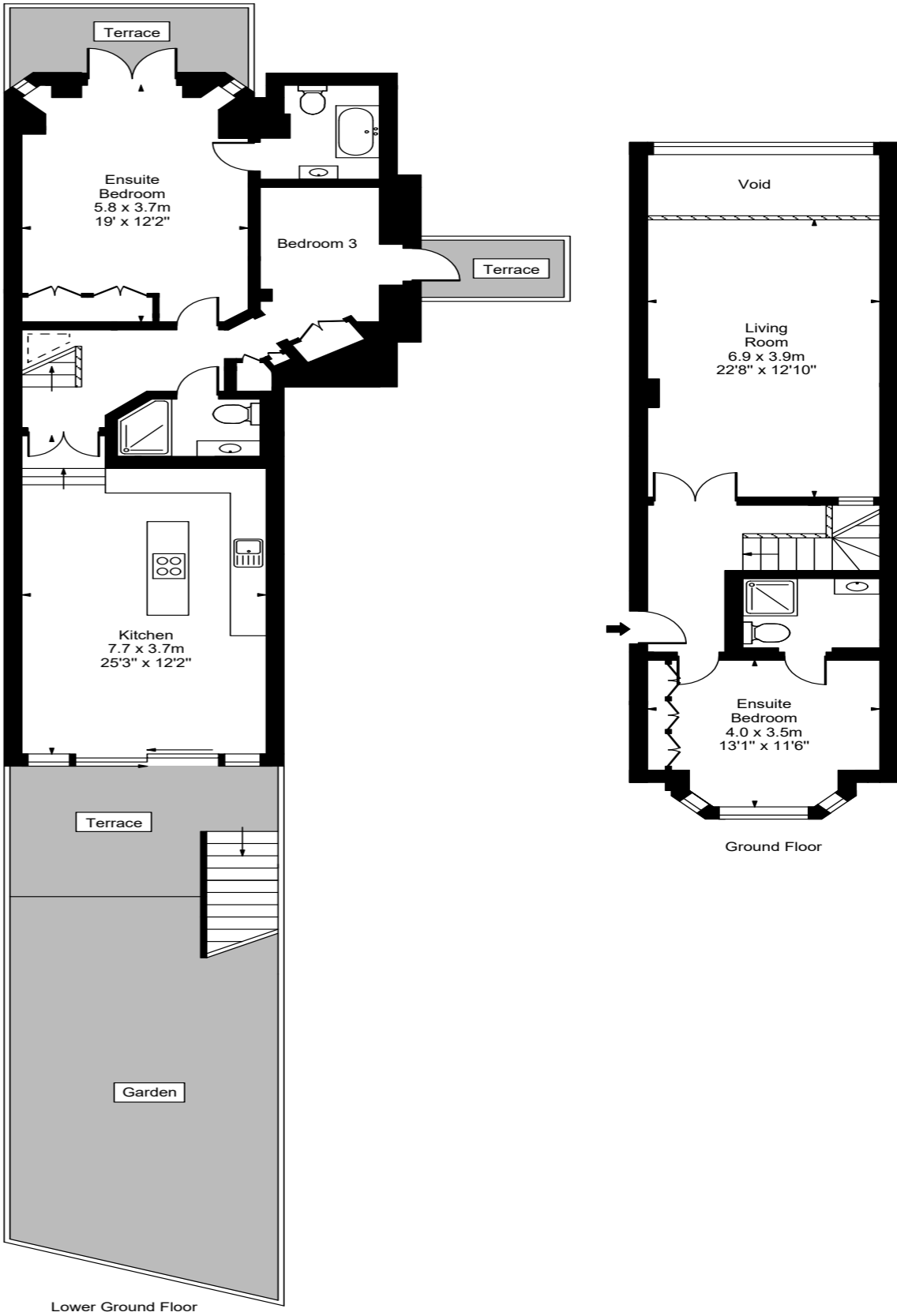


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# Ground and Lower Ground

Gross Internal Area (approx): 1,441sq.ft  
133.9sq.m  
For identification only. Not to scale.



# For more information, contact:

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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