



Stylish one bedroom apartment with vaulted ceiling, secure gated access, off road parking, storage and open aspect.

Quantic House, 135 Salusbury Road, Queens Park, London, NW6

£485,000 Leasehold (244 years remaining)



- Secure gated entrance • Off road parking • Open views
- Long lease • No onward chain • One bedroom

Local Information

Quantic House is located at the top of Queen's Park's Salusbury Road, and across the road from Brondesbury Park station (Overground). Queen's Park station (Bakerloo line) is also just half a mile away, so that you can reach Paddington in 7 minutes and Oxford Circus in 16. The shops and restaurants of Salusbury Road are within close proximity, as well as the Park itself with its various facilities, including tennis courts, an animal farm and an ornamental garden.

About this property

Completed approximately four years ago this charming gated development contains twelve 1 and 2 bed apartments in the sought-after area of Queen's Park. This particular apartment is on the third floor and faces the rear aspect with great views over the cemetery. The apartment has been stylishly finished and comes with allocated parking and a large, secure storage unit on the ground floor. This gated development further benefits from a lift and each apartment comes with a 244 year lease.

Tenure

Leasehold (244 years remaining)

Service charge (per annum)

To be confirmed

Ground rent (per annum)

To be confirmed

Local Authority

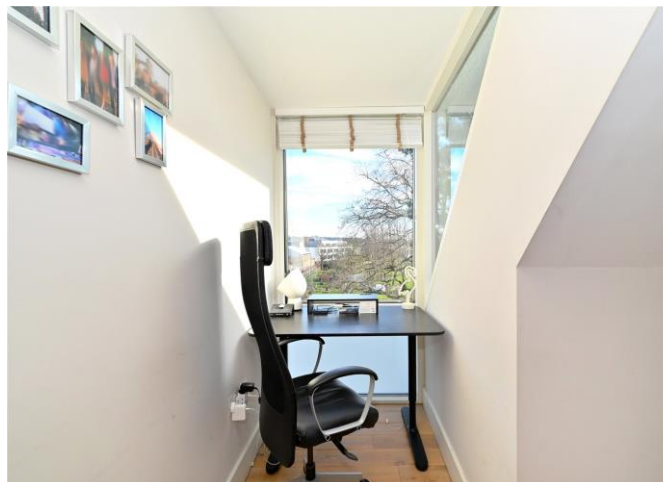
Brent Council

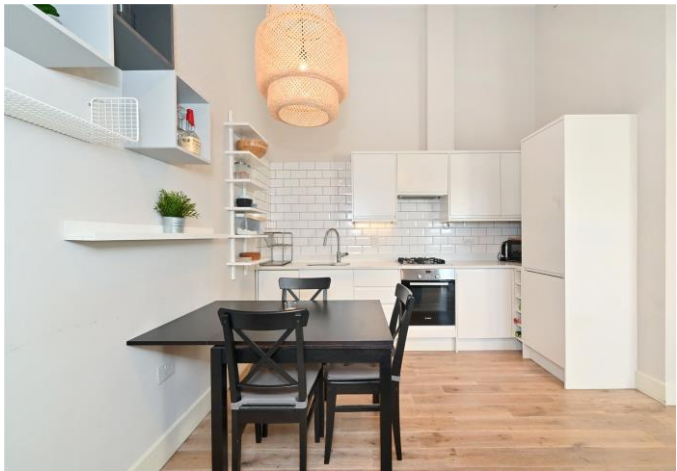
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.

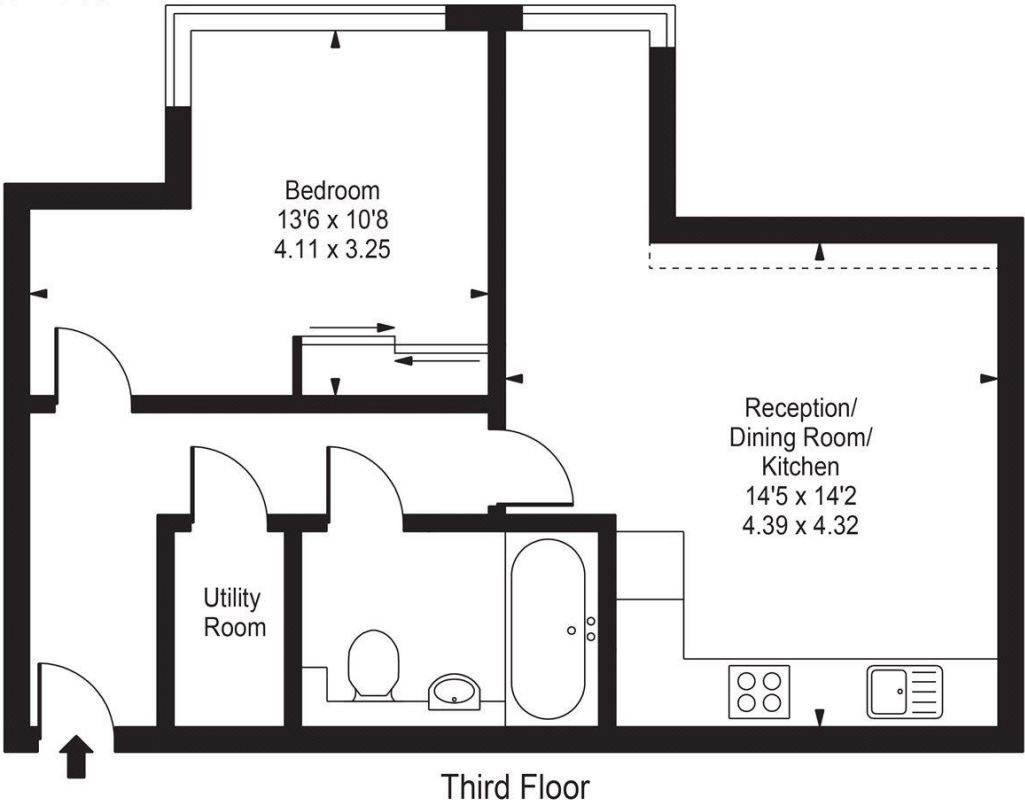




Quantic House, 135 Salusbury Road, Queens Park, London, NW6
Gross Internal Area 495 sq. ft., 45.9 m²

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Quantic House
Gross Internal Area(Approx)
Total = 45.99 Sq m / 495 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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		

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