



A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT TO RENT IN A POPULAR DEVELOPMENT IN QUEENS PARK, NW6.

BIRCHSIDE APARTMENTS, 1 ALBERT ROAD, QUEENS PARK, LONDON, NW6 5FS

Furnished, £425 pw (£1,841.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 07/12/2018



• 1 Bedroom • 1 Bathroom • 1 Reception

- A contemporary apartment in a desirable development
- Private balcony and communal gardens
 - 24hr concierge
- Wood flooring the reception and kitchen
- On-site Marks & Spencer Simply Food

- **EPC Rating = B**
- **Council Tax = B**

Situation

Known for family-friendly living, Queens Park is a vibrant residential village located on the southern edge of the London Borough of Brent.

Salisbury Road is a sought after location for independent cafes, bars, restaurants and antique shops, and home to 'Gail's' and 'The Alice House'.

On the high street, there is a very well regarded primary school, 'Salisbury Primary School' which opens its gates every weekend and hosts a local farmer's market in the school playground.

There is fantastic open green space in Queens Park which offers tennis courts, pitch & putt course, children's café and playground.

Queens Park offers both underground (Bakerloo) and Overground train lines, making it easy to commute to major stations such as Euston and Baker Street.

Description

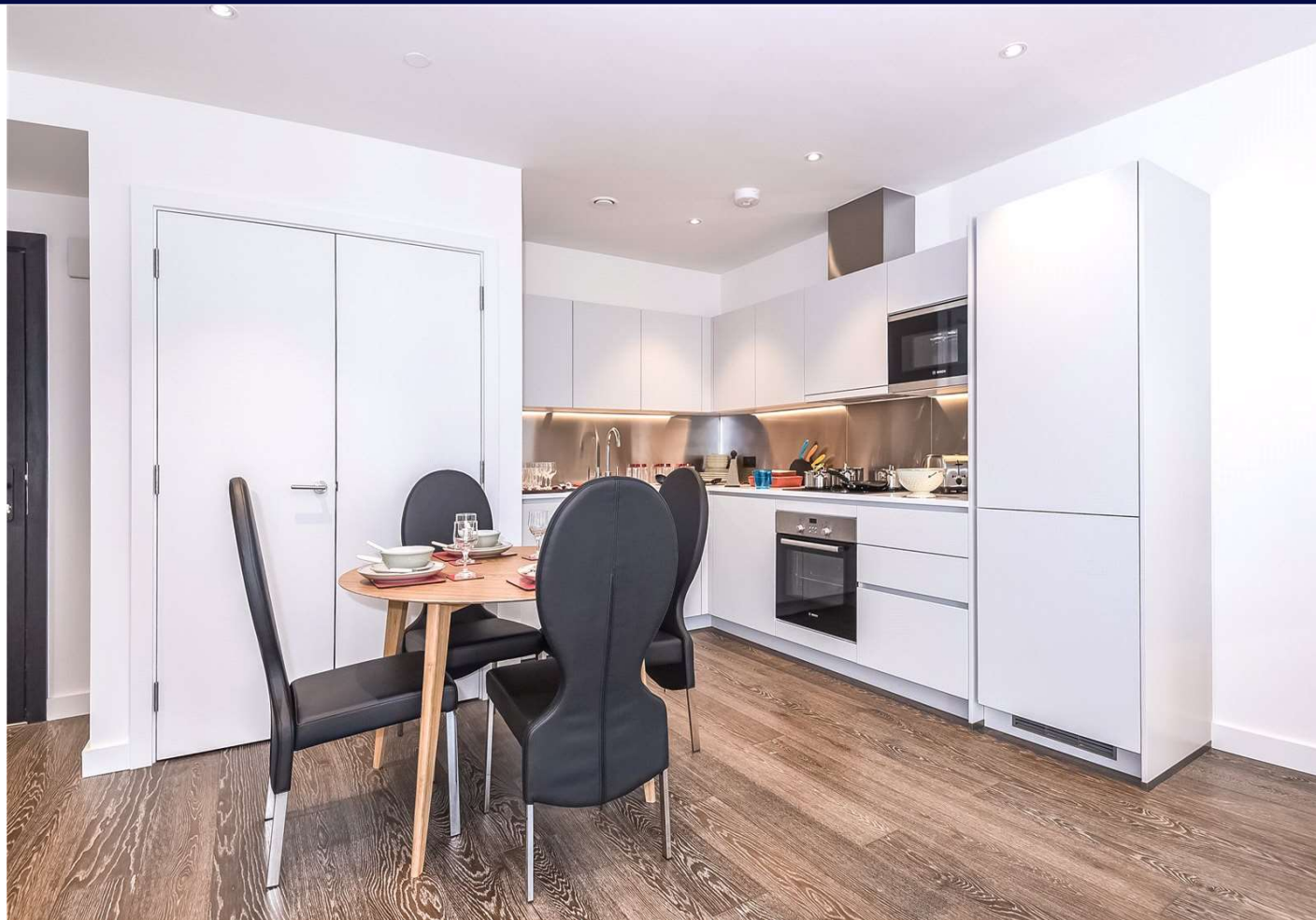
A beautifully presented one bedroom apartment to rent in a popular development in Queens Park, NW6. The property benefits from a 24hr concierge and communal gardens. The accommodation is positioned on the 3rd floor (with lift) comprising a master bedroom with built-in wardrobes, stylish bathroom, open-plan fitted kitchen, bright reception room which leads onto a private balcony. The property is conveniently located moments Queens Park station (Bakerloo Line), cafes, restaurants and shops.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



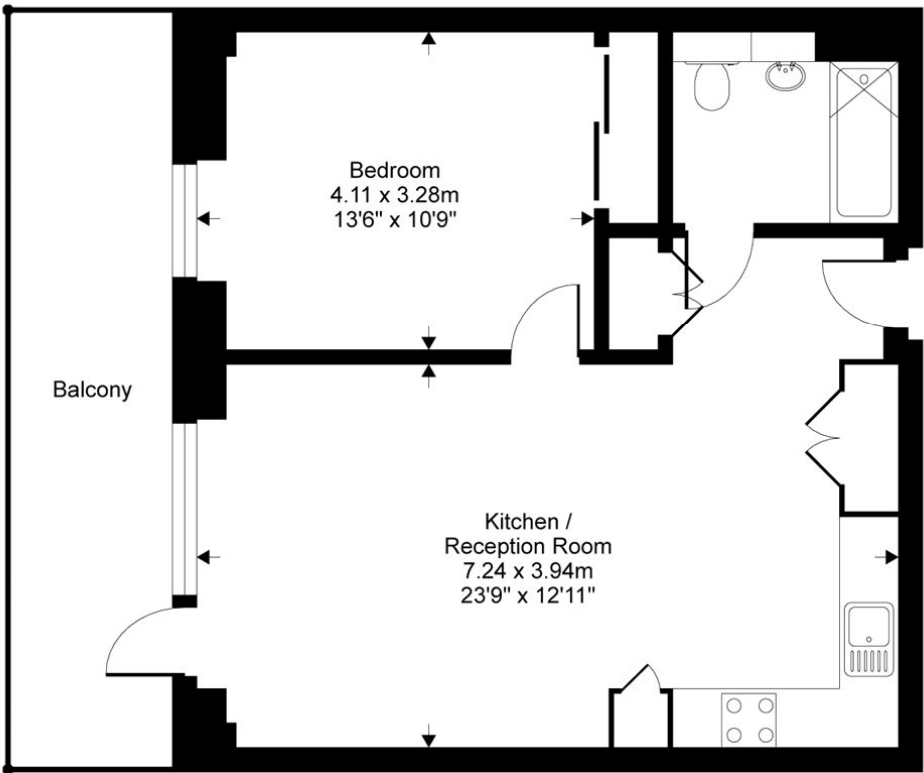
Albert Road, London, NW6

Gross internal floor area (approx):

52.3 sq m / 563 sq ft

For Identification only - Not to scale

Niche Communications



Third floor

FLOORPLAN

Gross internal area: 563 sq ft, 52.3 m²

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



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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20181004CHUT**

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