



**56 Brondesbury Road,
London
NW6**

Offers in Excess of £375,000

bettermove

56 Brondesbury Road, London

Bettermove are proud to present this 1 bedroom flat in London, available with no forward chain.

This property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available.

The council tax band is C.

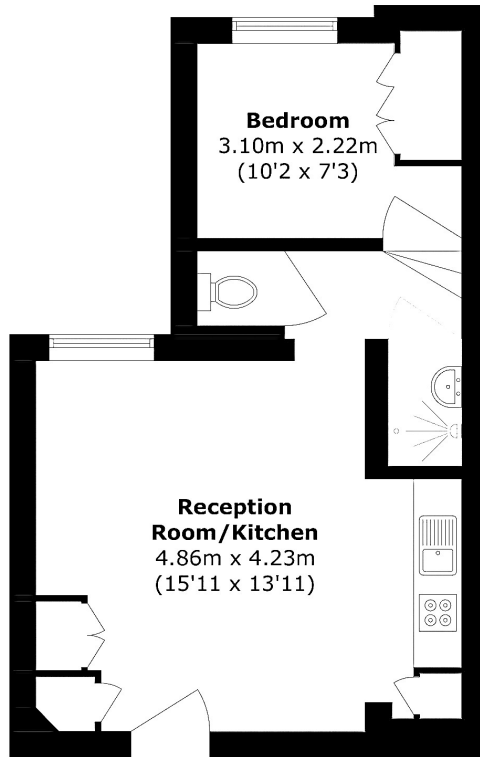
This is a leasehold property with 900 years remaining on the lease; the service charge is £83.00 per month.

The interior of this first floor property comprises a spacious, open-plan living/kitchen area, one double bedrooms, and a shower room, complete with wooden flooring throughout.

Located in the sought after area of Kilburn, in North West London, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Queens Park and Kilburn High Road overground stations, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total area (approx.): 31.5 sq. m (339.0 sq. ft)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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