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**Churchill & Mathesons**

48 Brondesbury Park, London, NW6 7AT

Offers In Excess Of £1,000,000 Share of Freehold



#### KEY FEATURES:

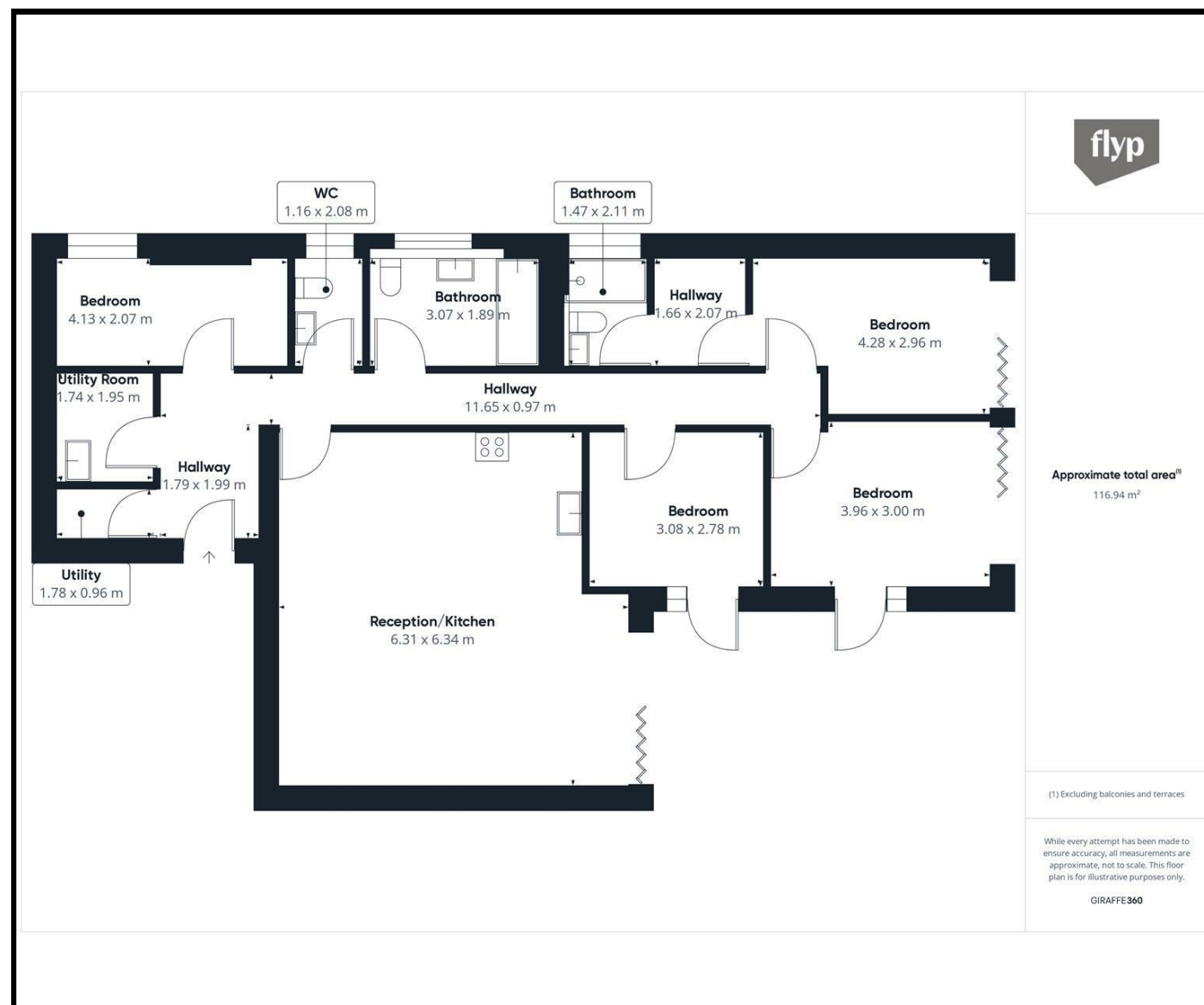
- SHARE OF FREEHOLD
- REDEVELOPMENT
- CLOSE TO STATION
- 4 BEDROOM
- 2.5 BATHROOMS
- 1 RECEPTION
- VACANT
- PRIVATE ENCLOSED GARDEN

Welcome to Nova House, Brondesbury Park, NW6 this large 1,258sqft property boasts 4 bedrooms (main en-suite), a family bathroom, separate WC and a huge open plan kitchen/diner/living room leading out onto this flat is part of a small and elegant redevelopment project, meticulously designed and executed by skilled Italian craftsmen. The attention to detail is evident throughout the property, from the aluminium double-glazed windows to the real wood floors that exude warmth and sophistication.

One of the standout features of this property is the underfloor heating, ensuring comfort during the colder months. The optional off-street parking adds convenience to your daily life, while the video entry phones and security CCTV cameras provide peace of mind. This flat has a private garden and access to the communal garden

As you gaze out of the windows, you are greeted with a beautiful and tranquil view of cricket fields and tennis courts, offering a serene and private outlook. Whether you enjoy a morning coffee or an evening glass of wine, this picturesque view is sure to captivate you.

Don't miss the opportunity to make this stunning flat your new home.



**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.