



HARTLAND ROAD, NW6  
**£750,000 LEASEHOLD**

**A LOVELY TWO BEDROOM GARDEN FLAT IN THIS GREAT LOCATION CLOSE TO SALUSBURY ROAD AND QUEENS PARK.**

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## LOCATION:

We are not sure if there's a better location in Queens Park than Hartland Road. All the local amenities of Salusbury Road, the pubs, shops and restaurants are at your fingertips and there is excellent transport links at Queens Park Station for London Overground and London Underground. If you want to get to Hampstead Heath there is the Brondesbury Park Overground at the top of Salusbury Road but for those looking for a green space closer to home Queens Park itself is around 400m from the front door.



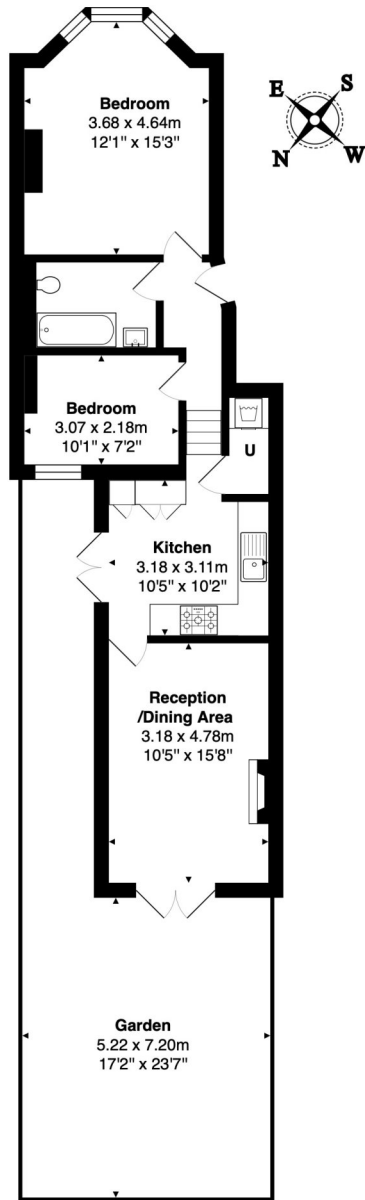
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## DESCRIPTION:

This beautiful garden flat has a great layout with the two bedrooms and the family bathroom at the front of the building, and a modern kitchen and living space to the rear allowing access to a private landscaped garden from the entertaining area. The flat has an abundance of charm and is in great condition throughout. It is offered to the market with a long lease of 125 years remaining and as the current owners are also the freeholders they are open to the idea of allowing buyers a licence of alteration should anyone wish to extend the ground floor to add space and value.

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**Ground Floor**

**Total Area: 62.3 m<sup>2</sup> ... 670 ft<sup>2</sup> (excluding garden)**

*All measurements are approximate and for display purposes only*

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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