



Callcott Road, London, NW6

£650,000 *Share of Freehold*



Stunning two double bedroom first floor flat in a period conversion with private sun terrace/balcony and Share of Freehold.

KEY FEATURES

- SHARE OF FREEHOLD & CHAIN-FREE
- TWO DOUBLE BEDROOMS
- EXCELLENT CONDITION
- BRIGHT & AIRY
- PRIVATE SUN TERRACE/BALCONY
- SHORT WALK TO MAJOR TRANSPORT LINKS



Kensal Rise & Queens Park

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DESCRIPTION

Set within the Brondesbury Conservation Area on a quiet, tree lined street, this beautifully presented two bedroom apartment on the first floor of a Victorian period conversion offers the perfect blend of period charm and modern comforts.

High ceilings and sash windows fill the spacious reception room with light, while the working fireplace makes for cosy evenings, ideal for entertaining. The nearby kitchen, thoughtfully connected to the living room, has been refitted with modern cabinetry and appliances; the boiler and oven were replaced in 2024/2025. Both well sized double bedrooms face south, and the principal bedroom opens onto a private balcony sun-filled throughout the day with an awning and

power supply and —perfect for morning coffee, afternoon drinks or evening dinner. Wooden floors run through the living areas, and the modern bathroom complements the flat's clean finish.

With a share of the freehold and communal areas refreshed in recent years, this home is ready to move into. Viewing comes highly recommended and further benefits from no-upper chain.





LOCATION

Callcott Road is ideally situated to take advantage of the array of independent amenities along both Salusbury Road, as well as Willesden Lane. Queens Park farmers' market is popular with local residents. If it's green spaces you are after, then the property is a short walk from Queens Park itself.

Transport links on the Jubilee Line, Bakerloo Line and Overground Lines are offered at Kilburn Station, Brondesbury Park, and Queens Park Stations.

For more information, scan the QR code or visit the link below



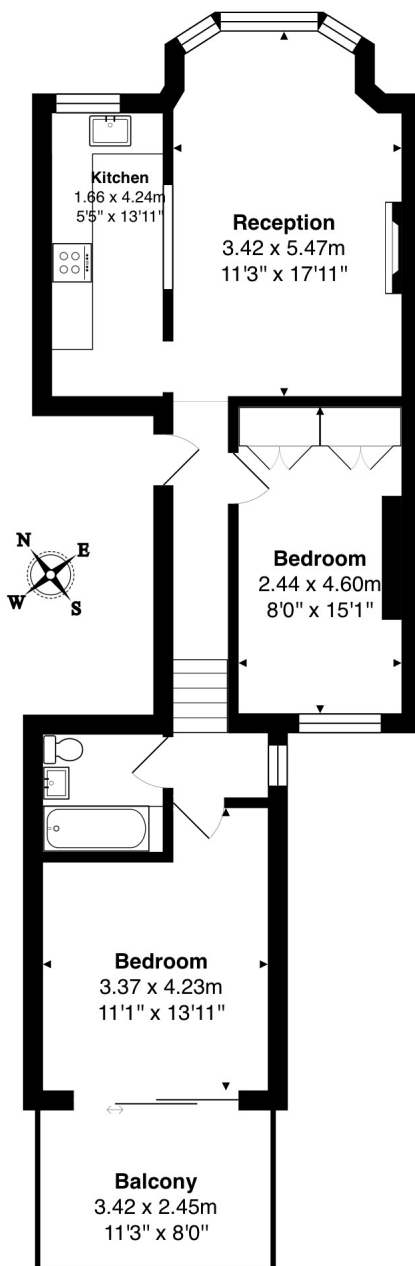
<https://www.winkworth.co.uk/sale/property/CLS251788>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: Ask Agent
Ground Rent: Ask Agent
Council Tax Band: D
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



1st Floor

Total Area: 59.9 m² ... 645 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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