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Squires estates

St Julians Road, London, NW6 7LB

£450,000 - Leasehold

A spacious two-bedroom flat set on the second floor of an attractive period conversion, located on a quiet residential street in sought-after NW6.

The property offers two well-proportioned double bedrooms, a bright reception room with a recessed kitchen area, and a modern bathroom suite with a separate shower.

Ideally positioned within easy walking distance of Queen's Park (Bakerloo Line), Kilburn (Jubilee Line) and Brondesbury Park (Overground), and close to the shops, cafés and amenities of both Queen's Park and Kilburn.

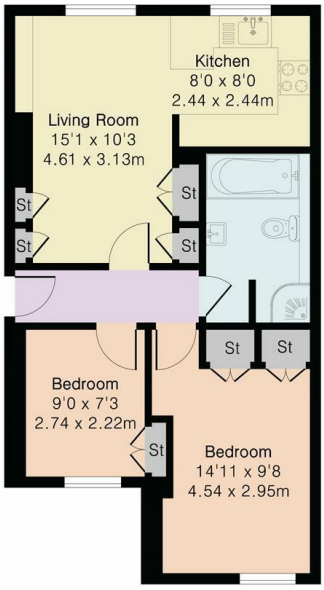
Lease: TBC
Ground Rent: £200 per annum
Service Charge: £1410 per annum
Brent Council Tax Band D

- **Second-floor flat in period conversion**
- **Quiet residential NW6 location**
- **Two double bedrooms**
- **Bright reception room**
- **Fitted kitchen**
- **Modern bathroom suite**
- **Low outgoings**
- **Walk to Queen's Park (Bakerloo)**
- **Close to Kilburn (Jubilee) & Brondesbury Park (Overground)**
- **Brent Council Tax Band D**

2 1 1 D

Floor Plan

Approximate Gross Internal Area 566 sq ft - 53 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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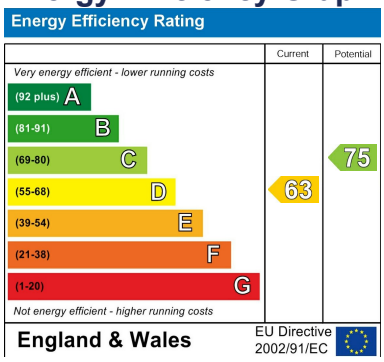
Area Map

Energy Efficiency Graph



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