



Flat E, 37 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: TBC

Service Charge: £1100 per annum

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- 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



Approximate Gross Internal Area 566 sq ft - 53 sq m

