



Double bedrooms, open-plan kitchen/reception and modern bathroom

Salisbury Road  
Queens Park, NW6 6RJ

**Lounge/Kitchen**

5.79m x 4.24m  
19'0" x 13'11"

**Bedroom 1**

4.09m x 4.32m  
13'5" x 14'2"

**Bedroom 2**

2.87m x 3.02m  
9'5" x 9'11"

Quantic House is situated within a quiet courtyard development on Salisbury Road, Queens Park.

The apartment comprises two double bedrooms, open-plan kitchen/reception and modern bathroom.

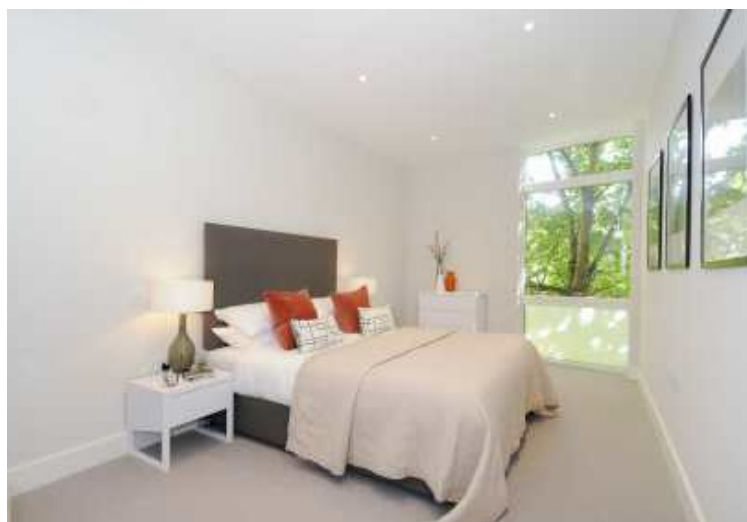
Brondesbury Park and Queens Park Overground stations are a short walk away, as is the Kilburn Jubilee Line.


Further features include lift access, underfloor heating, utility cupboard, video entry phone, one allocated parking space, designer kitchen and bathroom.


The property is offered unfurnished and available immediately.

\*photos are from the show flat\*

**£400 Per Week**  
Fees Apply

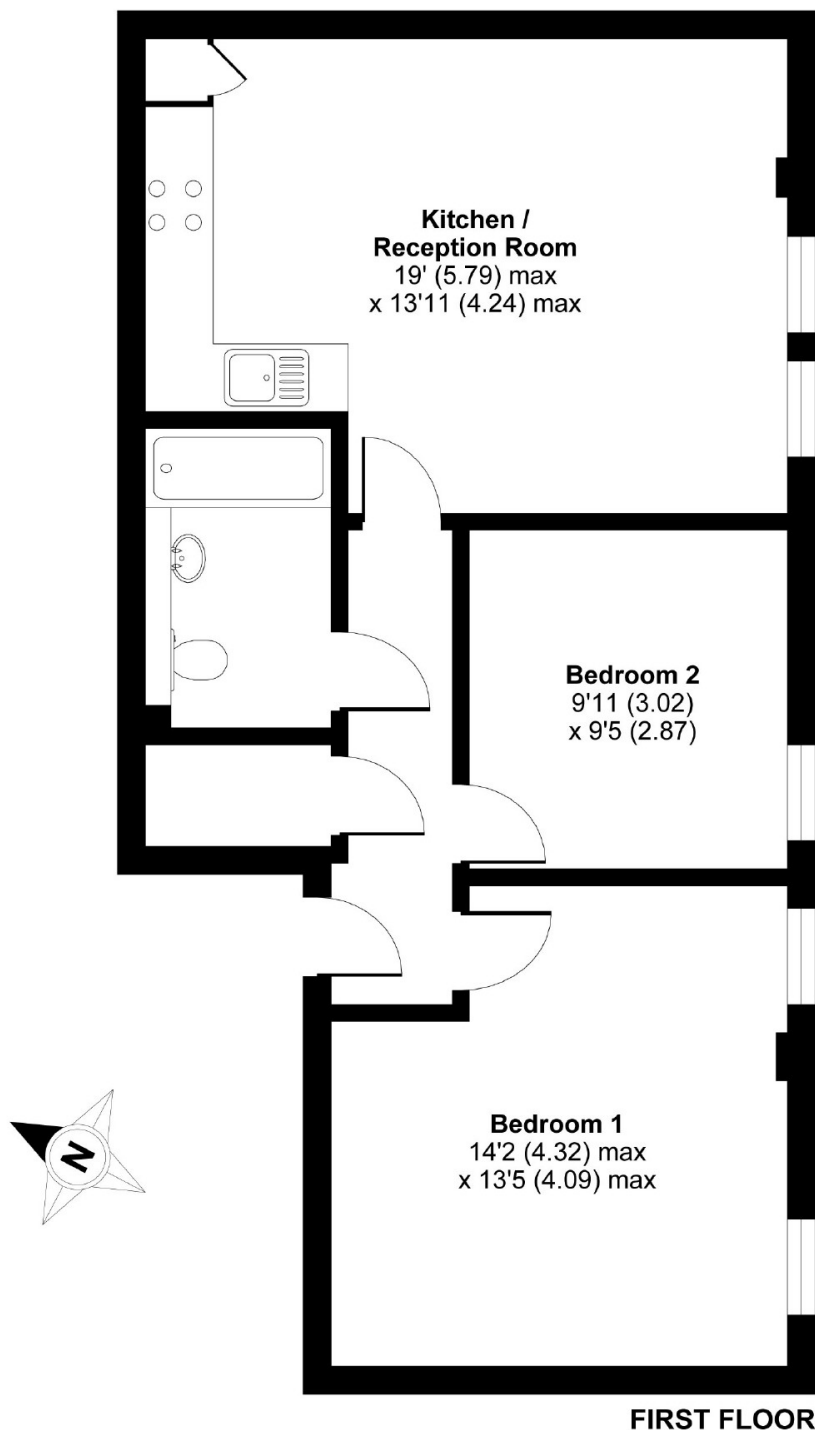


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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 	

## Salisbury Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 659 SQ FT 61.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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