



## Salisbury Road Queens Park, NW6 6RJ

### Lounge/Kitchen

5.79x4.85  
19'0" x 15'11"

### Bedroom 1

3.76x2.90  
12'4" x 9'6"

### Bedroom 2

2.92x2.90  
9'7" x 9'6"

A brand new second floor two bedroom flat to rent in Queens Park.

Quantic House is situated within a quiet courtyard development on Salisbury Road, Queens Park - just a short walk from Brondesbury Park Overground and Queens Park Bakerloo Line.

This is one of twelve individually designed apartments, each benefitting from allocated car parking and a storage room.

All apartments have lift access, underfloor heating, utility cupboard, video entry phone, designer kitchen and bathroom.

The flat is available immediately and offered unfurnished.

**£400 Per Week**  
Fees Apply

Contact us now to view this property

**020 7794 0075**

174 West End Lane, West Hampstead, London NW6 1SW

[enquiries@dutchanddutch.com](mailto:enquiries@dutchanddutch.com)

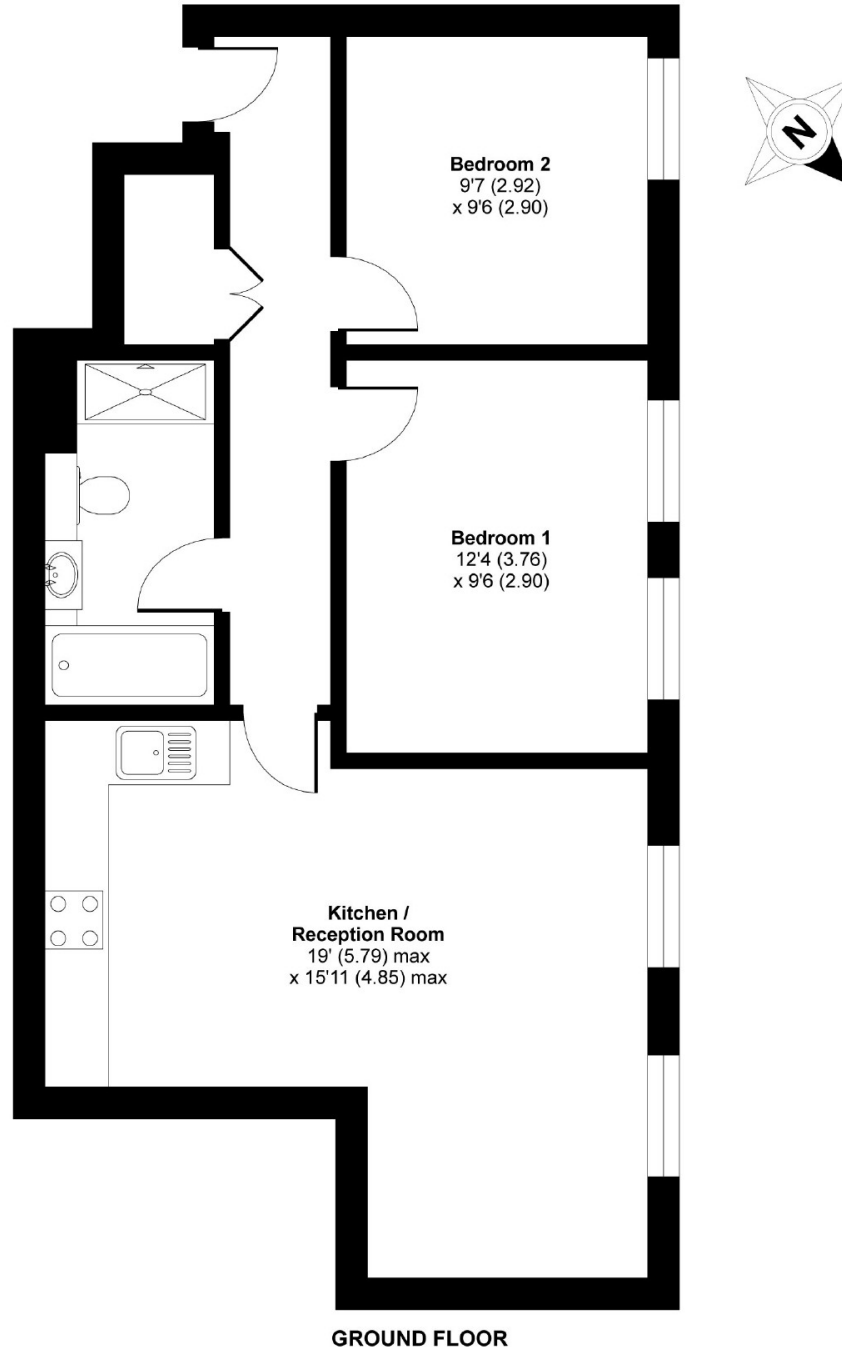


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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 642 SQ FT 59.6 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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