



## Victoria Road Queens Park, NW6 6QB

Two/three bedroom first floor flat (789 ft<sup>2</sup> / 73 m<sup>2</sup>) with potential to extend into the loft (STPP).

The flat is in good condition and offers a large kitchen towards the rear, three further rooms, bathroom and separate WC.

Extremely well located, opposite Gails and only meters from Salusbury Road and Queens Park Bakerloo Line station.

Freehold.

**Guide Price £600,000**  
Freehold

Contact us now to view this property

**020 7794 0075**

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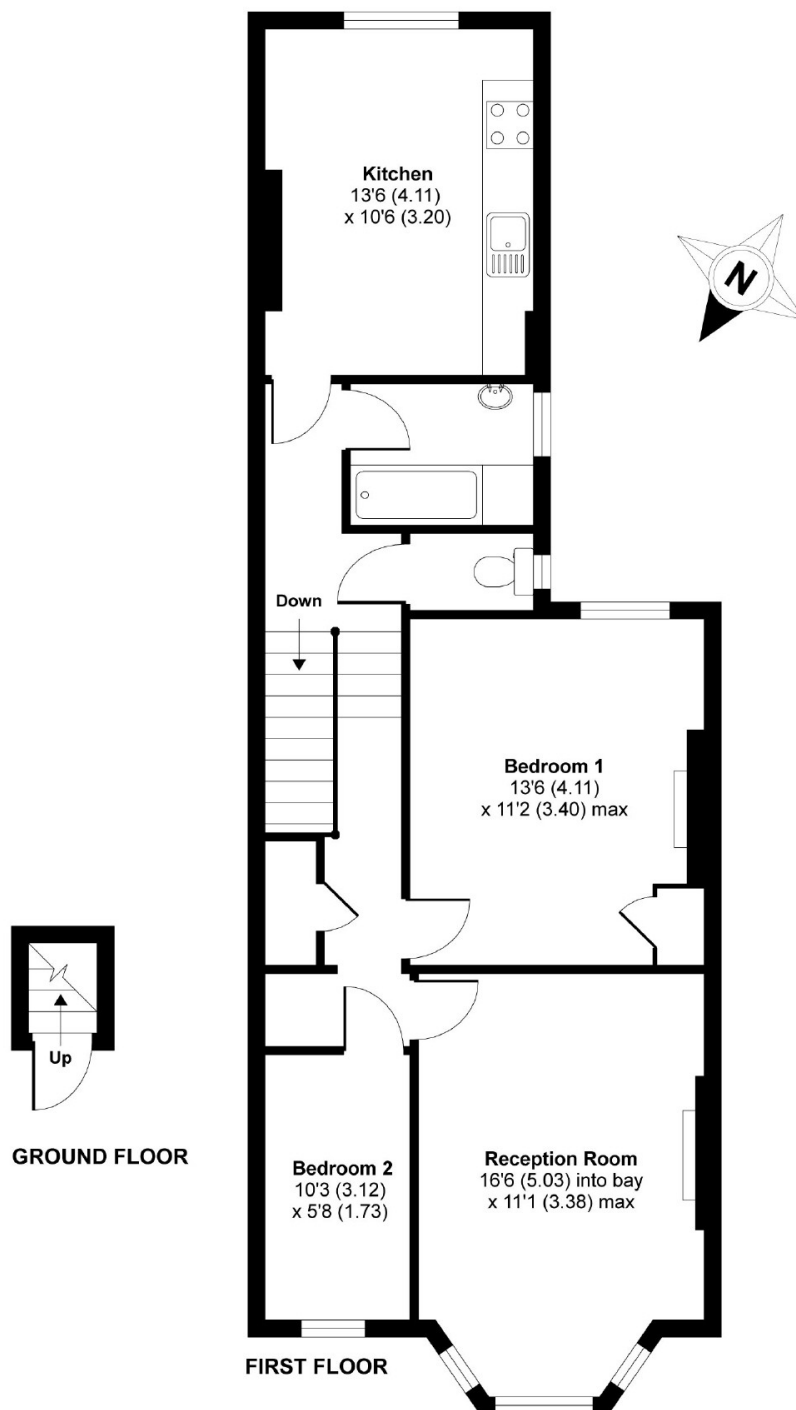


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		46	81
England & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 739 SQ FT 68.6 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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