



## GASCONY AVENUE, NW6

£850,000

Three Double Bedrooms  
Two Bathrooms  
Open Plan Kitchen & Reception  
South Facing Roof Terrace  
Built-Storage Throughout  
Share of Freehold

# ABOUT THE PROPERTY

Set across the top three floors of a handsome period terrace, this beautifully presented three double bedroom flat comes with a sought-after south facing roof terrace. The property features a spacious open plan kitchen and reception room, flooded with natural light providing a bright and versatile living space, impressive high ceilings across the second and third floors, built-in storage throughout, and has a share in the freehold.

Gascony Avenue is a tree-lined street close to the shops, cafes, bars and restaurants on West End Lane and Kilburn High Road, and green spaces of Kilburn Grange Park. Transport links include Brondesbury (Overground) and West Hampstead (Jubilee), and multiple bus routes.

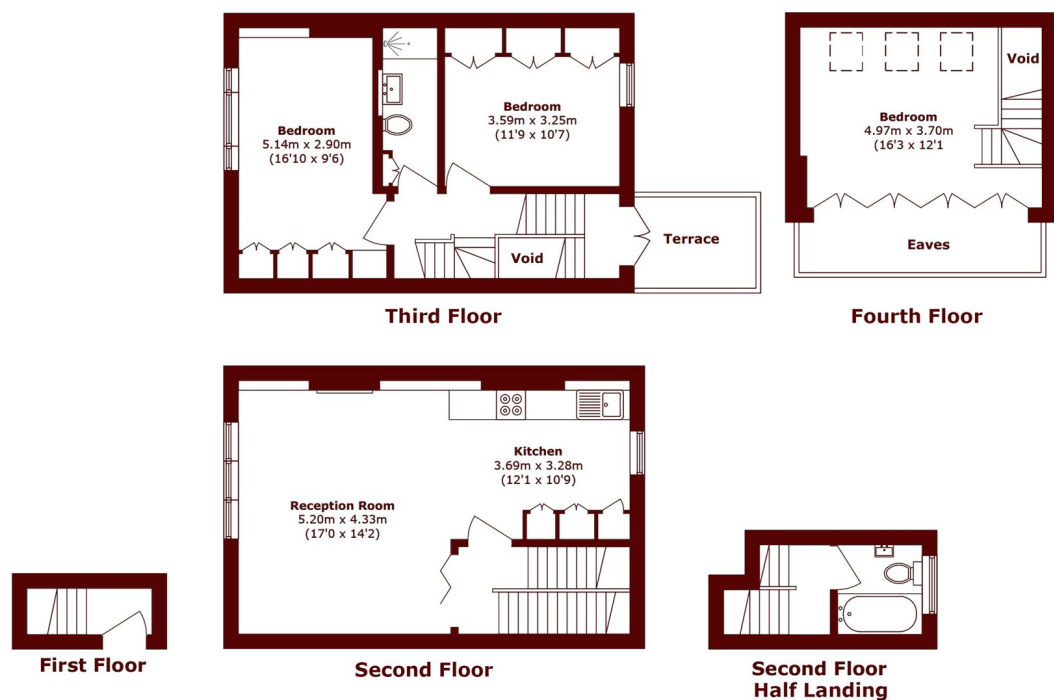








# STEP INSIDE GASCONY AVENUE



Total area (approx.): 109.6 sq. m (1179.7 sq. ft)  
(Excluding Eaves)

Terrace area (approx.): 4.7 sq. m (50.6 sq. ft)

**Queen's Park**  
020 7624 4513

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**