



# Birchside Apartments, NW6

£585,000 Leasehold

1 bedroom apartment for sale

## Description

An exciting opportunity to acquire a 'penthouse' one-bedroom (52 sq m/563 sq ft) apartment in Queens Park Place. This spacious and bright apartment is situated on the fifth (and highest) floor of the block and includes a good size private balcony with a west-facing aspect and overlooking the landscaped communal gardens. The development benefits further from a 24 hour concierge service and a Marks and Spencer Food Hall directly underneath.

Conveniently located directly opposite Queens Park Underground and Overground Stations (Bakerloo and London Overground lines), Queens Park is well located for cosmopolitan amenities of Salusbury Road and Queens Park itself, with travel times of 7 minutes to Paddington and 15 minutes to Oxford Circus.

## Tenure

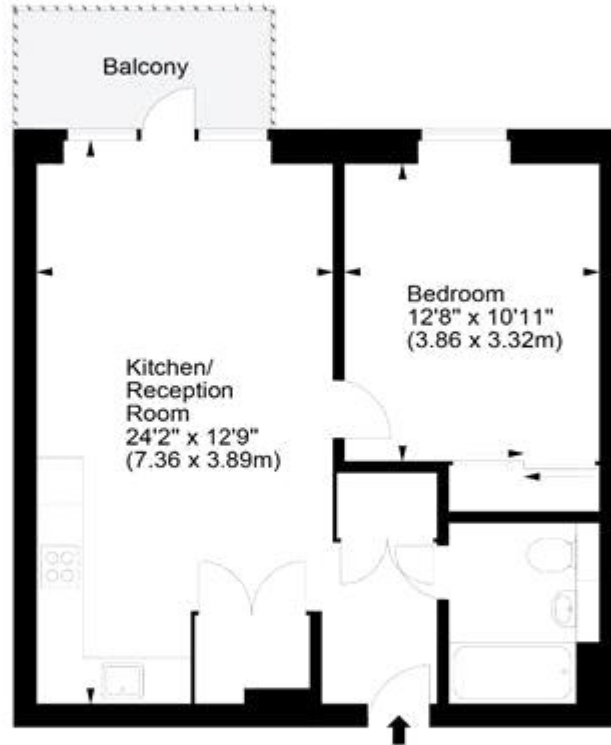
Leasehold (243 years)



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Approx. Gross Internal Area  
563 Sq Ft - 52.30 Sq M



Fifth Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	90	90
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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