

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



2 OCTAVE
WILLESDEN LANE
BRONDESBURY, NW6

LEASEHOLD 250 YEARS
ASKING PRICE £1,350,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

Octave is a collection of eight, high specification one, two and three bedroom apartments set within a newly constructed building. With prices starting from £575,000, and two of the apartments forming part of the 'Help to Buy' scheme, Octave is an exceptional opportunity to buy a stylish, contemporary apartment with private outside space, a residents only communal garden and secure off street parking (available by separate negotiation). Benefits include underfloor heating throughout, Sonos sound systems, air conditioning to principal rooms and luxurious kitchens and bathrooms.

2 Octave is a ground and garden maisonette (142 sq m/1,528 sq ft) benefiting from three private terraces and secure off street parking for one car (available by separate negotiation).

Superbly located on Willesden Lane, close to all of the amenities of Willesden, Queens Park and Kilburn in addition to being well connected via Kilburn Underground Station (Jubilee Line) and Brondesbury Park Overground (London Overground Line).



ACCOMMODATION

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Fully Fitted Kitchen
- Dining Room
- Reception Room
- Guest Cloakroom
- Utility Room

AMENITIES

- Three Private Terraces
- Bespoke Kitchens with Siemens Appliances
- Boiling and Filtered Water Taps & ISE Waste Disposals
- Intelligent Lighting Systems and Sonos Music Systems with Integrated Ceiling Speakers To Reception Rooms
- Air Conditioning to Principal Rooms
- Underfloor Heating Throughout
- All Rooms Wired with TV
- Satellite and Telephone Points
- Double Glazed Windows
- Secure Off Street Parking (Available by Separate Negotiation)
- Communal Gardens
- Passenger Lift
- NBLP 'Secure Plus' 12 Year Building Warranty
- Video Entryphone System

*Please note that the interior images donate apartment 4 and are representative of the development finish/specification.

COUNCIL TAX The London Borough of Brent (Band H)

EPC RATING: TBC

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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2

3 Bedrooms with garden

142m² / 1528 sqft
(Lower Ground & Raised Ground)



Kitchen	15.7m ²	169 sqft
Living/Dining	31m ²	334 sqft
Bedroom 1	26.5m ²	285 sqft
Ensuite	4.4m ²	47 sqft
Bedroom 2	15.6m ²	168 sqft
Bedroom 3	7m ²	75 sqft
Bathroom	4.7m ²	50 sqft
Lobby	2.2m ²	24 sqft
Utilities	3m ²	32 sqft
Storage	1.3m ²	14 sqft



The Octave
203 Willesden Lane
London NW6 7YR