



OAKHILL



TO LET
£4,250 PER MONTH
SUBJECT TO CONTRACT

Brondesbury Park

LONDON NW6 7DN

KEY FEATURES

- Aylestone Place
- Warm Oak Herringbone flooring
- Italian Kitchens
- Arabescato Crema stone worktop
- Siemens and Bosch appliances
- Franke Maris Instant Hot Tap
- Private Outdoor Space

Aylestone Place is an exclusive development of just nine beautifully crafted homes, comprising six luxury apartments and three spacious family houses, all set within a contemporary and elegantly designed building.

This exceptional three-bedroom top-floor apartment offers an impressive blend of luxury, comfort, and thoughtful design. The apartment features three generously sized bedrooms, each with bespoke fitted wardrobes. Both the principal bedroom and second bedroom benefit from stylish en-suite shower rooms, complete with rainfall showers.

The heart of the home is the spacious open-plan kitchen, living and reception area. The bespoke kitchen is equipped with high-specification appliances, a Franke Maris Instant Hot Tap and an advanced lighting system throughout. This versatile living space has been carefully designed to accommodate both relaxing and entertaining, offering a stylish and comfortable setting for modern living.

Further benefits include eligibility for residents' permit parking and an exceptionally high-quality finish throughout.

Aylestone Place is ideally situated on Aylestone Road, one of Brondesbury Park's most prestigious





OAKHILL





OAKHILL

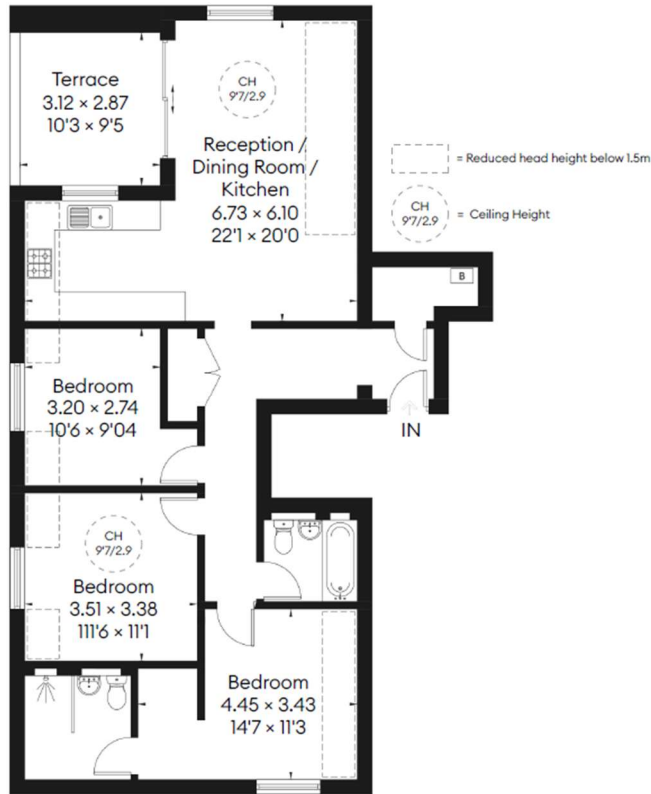




OAKHILL

Aylestone Place, Brondesbury Park

Approximate Gross Internal Area (excluding reduced headroom)
Second floor = 877 sq. ft. (81.5 sq. m.)
Reduced headroom = 123 sq. ft. (11.4 sq. m.)
Total = 1000 sq. ft. (92.9 sq. m.)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the creation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1216574

OAKHILL

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements