

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



The Avenue, NW6

A substantial semi-detached house arranged over 2525 sq ft of fine lateral living space, situated in this increasingly popular location within a short walk of both Queens Park and Tiverton Green.

The property has been beautifully refurbished to a contemporary finish, yet retaining many original character features. Accommodation comprises five bedrooms, three bathrooms (one en-suite), a fabulous open plan kitchen/reception/breakfast space on the ground floor, separate reception room and a delightful rear garden.

Located on The Avenue, within walking distance of the many shops, bars and gastropubs of Kensal Rise and Queens Park. The Lexi Arthouse cinema is also close by.

- Semi-detached home, 2525 sq ft
- 5 bedrooms, 3 bathrooms
- Off street parking, PodPoint electric car charging point
- Master bedroom with dressing room and en-suite
- Open plan kitchen with hot water tap, breakfast cupboard and 2 ovens
- Bi-fold doors onto the 96 ft garden
- Fold-away computer/office desk area
- Electric awning
- Viewing highly recommended

£2,450,000 Freehold

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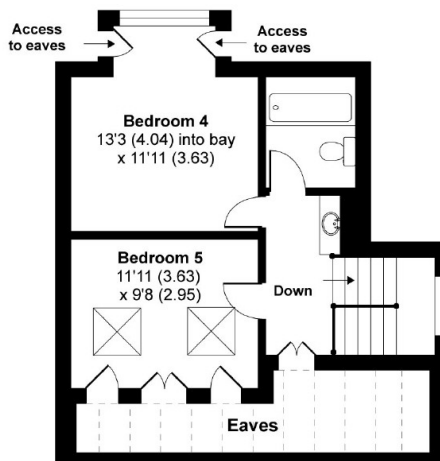
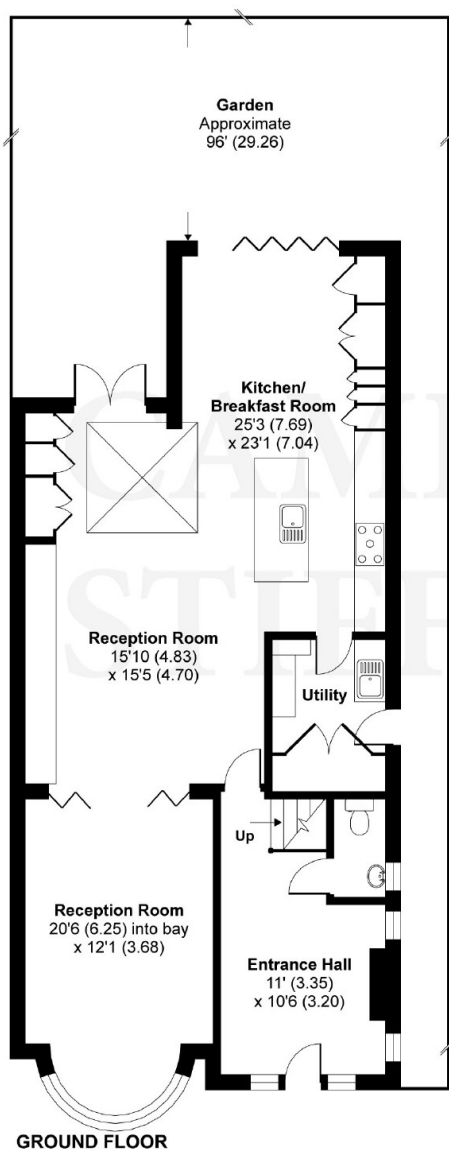
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Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C		74
72-81	D	45	
62-71	E		
52-61	F		
42-51	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

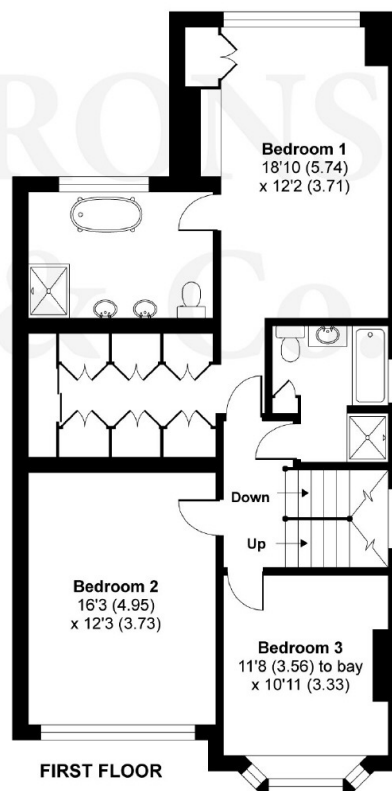
The Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 2525 SQ FT 234.6 SQ METRES (EXCLUDES EAVES)

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

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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