

# CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



## The Avenue, NW6

A 3000 sq ft five bedroom detached residence set behind gates and a carriage driveway.

The ground floor comprises of an elegant entrance hall with parquet flooring, two separate reception rooms, a kitchen/diner, second shower rooms and a 152 ft south facing rear garden with the added benefit of a granny flat/studio. The first floor boasts a master bedroom with en-suite bathroom, four further bedrooms and a family bathroom/WC. The house requires some refurbishment but does offer exceptional living space.

Situated close to wide open spaces of Tiverton green & Queens Park, within easy reach to Brondesbury Park (Overground) & Queens Park (Bakerloo Line) and Kilburn (Jubilee Line) Stations.

- Spacious detached family home
- 5 bedrooms
- Spanning 3000 sq ft
- Garage & OSP
- Original features
- Large entrance hall
- 2 receptions
- 152 ft rear garden
- Excellent transport links
- Viewing is highly recommended

**£2,595,000 Freehold**

**[www.cameronsstiff.co.uk](http://www.cameronsstiff.co.uk)**

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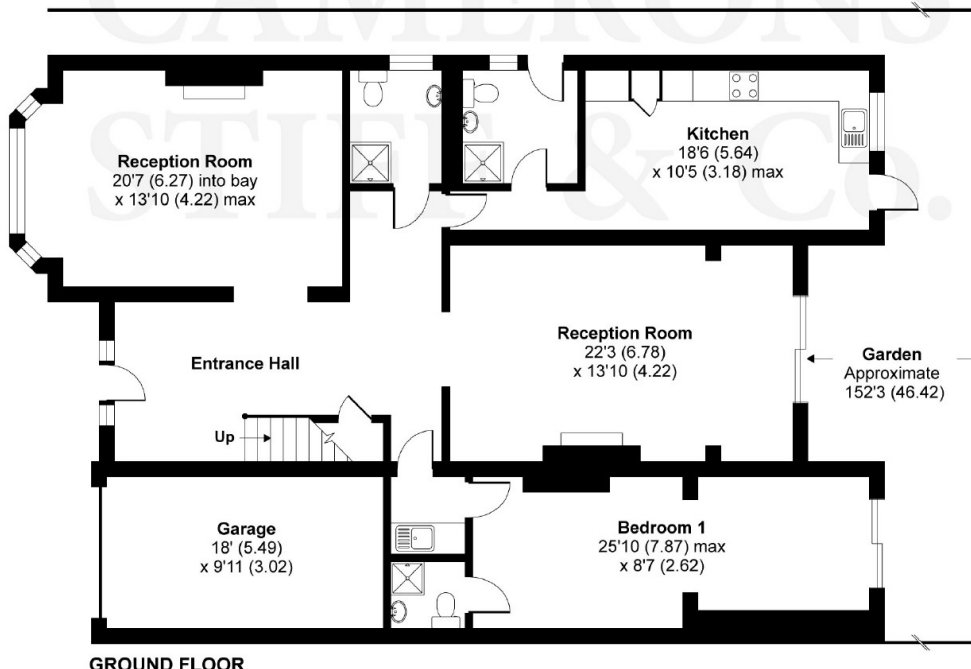
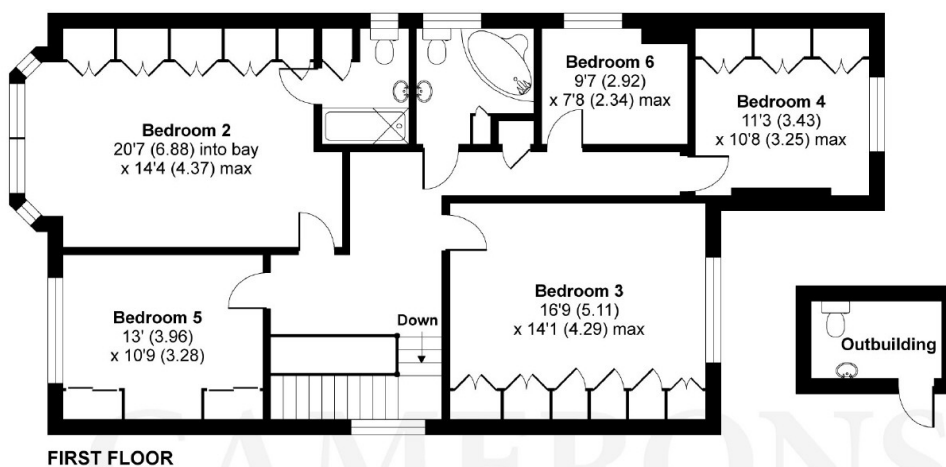
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Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
102-100	A		
92-101	B		
82-91	C		
72-81	D		
62-71	E		
52-61	F	32	42
42-51	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# The Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 2957 SQ FT 274.7 SQ METRES  
(EXCLUDES OUTBUILDING & INCLUDES GARAGE)



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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