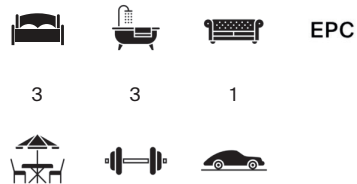




THE AVENUE
London NW6



This modern and well proportioned upper ground floor apartment offers 1,236 sq. ft. of living space, featuring three spacious bedrooms and three stylish bathrooms with contemporary fixtures.



Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Leasehold, approximately 991 years remaining

Ground rent: £914.06 per annum*

Service charge: £8,400 per annum*

Guide Price: £950,000



The open-plan reception room seamlessly connects to a sleek kitchen with high end appliances, while a private terrace provides additional outdoor space. Residents benefit from access to communal gardens, a gym, secured parking, and concierge services. Offered chain-free.

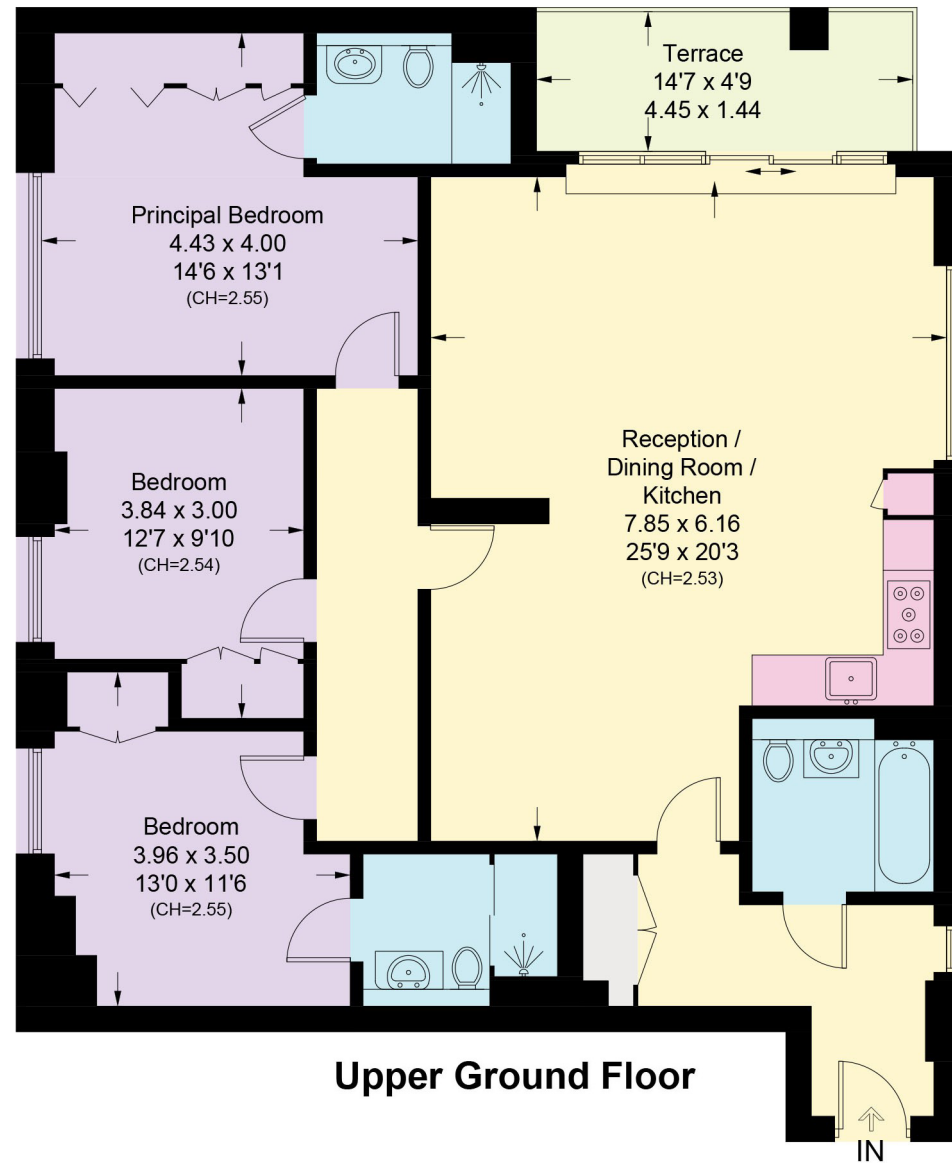
The Avenue is located in the highly sought-after area of Queen's Park. Positioned close to Queen's Park, residents can enjoy green spaces and outdoor activities. The local shops and cafes on Salusbury Road are nearby, offering dining and shopping. Transport links are excellent, with Queen's Park station within 0.5 miles, providing access to Central London. All distances are approximate.

*Please note that we have been unable to confirm the date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries.









Upper Ground Floor

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Queen's Park Sales

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