

**HUNTERS**<sup>®</sup>

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Bleuplan

## Park Avenue, London

Offers In Excess Of £500,000



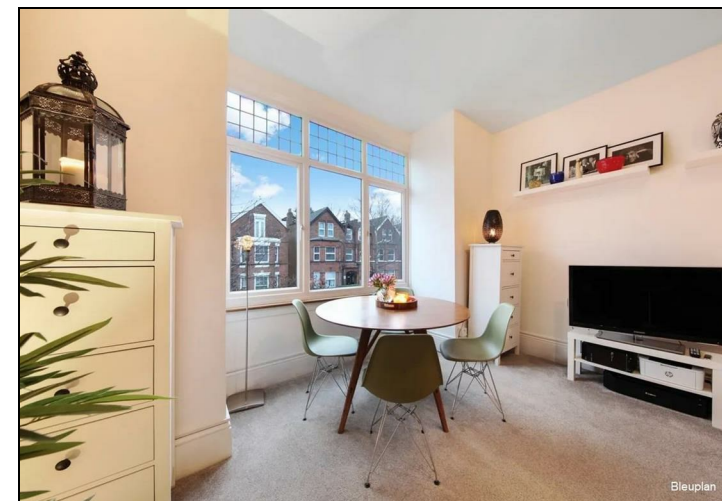
A stunning one bedroom apartment, converted from an end of terraced period property. Consisting of a 17ft reception room with bay window, separate and fully integrated kitchen, a large (13ft bedroom) and a contemporary shower room. Further, there is a private sole use terrace, perfect for relaxing and entertaining. The property is sold with a Share of the Freehold and is chain free.

Park Avenue is situated off the High Road is ideally located moments from the wealth of shops, bars and restaurants on Willesden Lane and High Road. Willesden Lane tube station (Jubilee Line) is within 0.2 miles, with access to Central London within 10 minutes. Viewing is highly recommended.



## KEY FEATURES

- Stunning one double bedroom first floor apartment
- Converted from an end of terrace period property
- 17ft reception room with bay window
  - Private terrace
  - Share of Freehold
  - Sold chain Free
- Willesden Lane tube station (Jubilee Line)



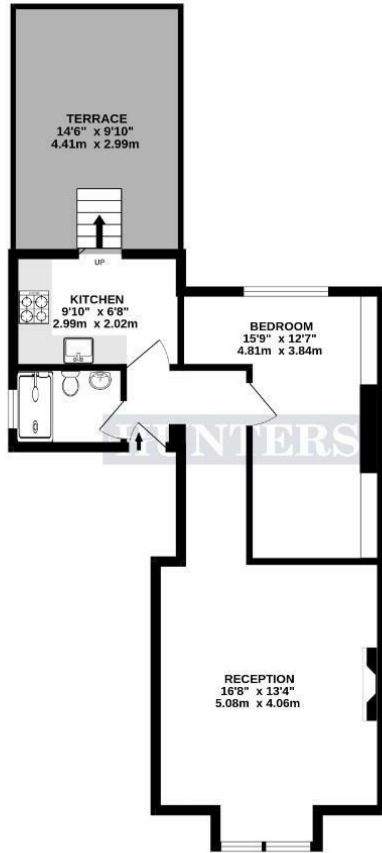






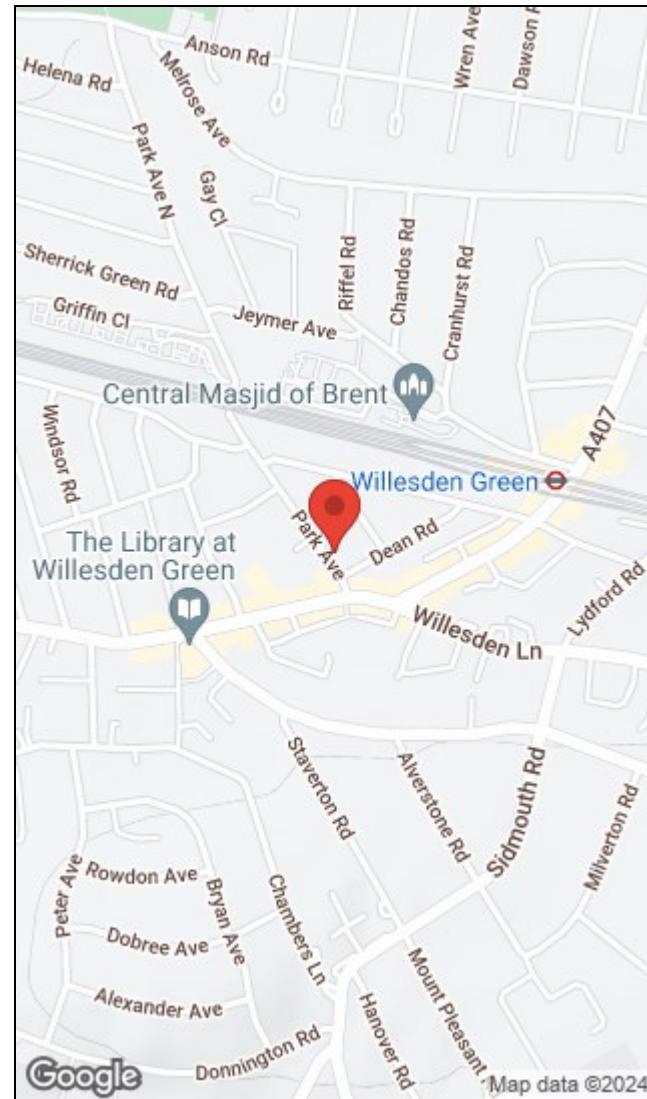


FIRST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	75
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	75
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
60	
EU Directive 2002/91/EC	

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