



## AVENUE THE AVENUE

LONDON, NW6 7YG

£470,000  
LEASEHOLD

\* EWS1 Compliant\* One bedroom first floor apartment in a luxury development. Benefits include gym, concierge and landscaped gardens.

The Avenue by Regal London offers a brand new spacious development in Queen's Park, one of London's most connected leafy neighborhood, close to independent shops, restaurants and local Farmers' Market. These beautifully designed homes are within walking distance of three stations, meaning Central London is just minutes away

**Hemmingfords**

**The Avenue, NW6**  
 CAPTURE DATE: 13/07/2021 LASER SCAN POINTS: 2,446,208

GROSS INTERNAL AREA  
 54.38 sqm / 585.34 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
54.38 sqm / 585.34 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
52.22 sqm / 562.09 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
4.06 sqm / 43.92 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft

**spec Verified**

**RICS**  
Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

**IPMS 3 RESIDENTIAL:** 58.76 sqm / 632.49 sqft  
**IPMS 3 COMMERCIAL:** 55.81 sqm / 601.53 sqft

spec id: 60a886508348c405a3091145



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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