



The Avenue, NW6

Leasehold - £1,200,000

OFFERED CHAIN FREE - is this modern 3 bedroom Upper Ground Floor flat situated within a secure modern development in Queen's Park, offering 1100 sq ft of well laid out accommodation and a 300 sq ft northwest-facing private terrace.

This bright apartment comprises of a spacious reception room, a modern open plan kitchen with fitted Siemens appliances and 3 generous double bedrooms all with Neatsmith fitted wardrobes. The main bedroom benefits from an en-suite shower room, and a further large family bathroom. Further benefits include a 7 day-a-week concierge, private gym, secure underground parking with EV charger and lift, secure cycle storage and communal gardens.

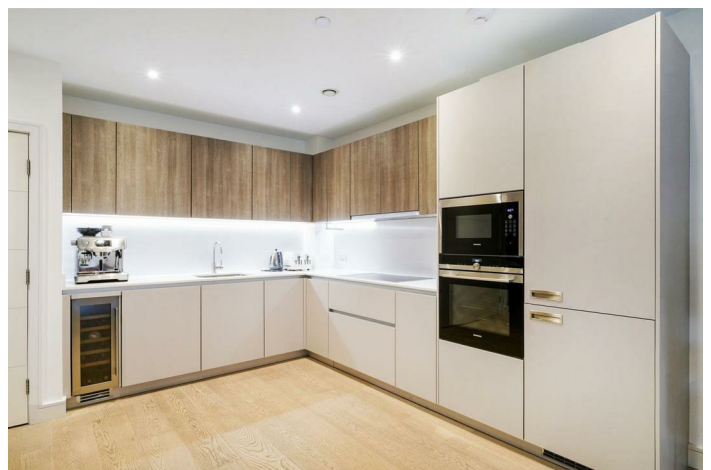
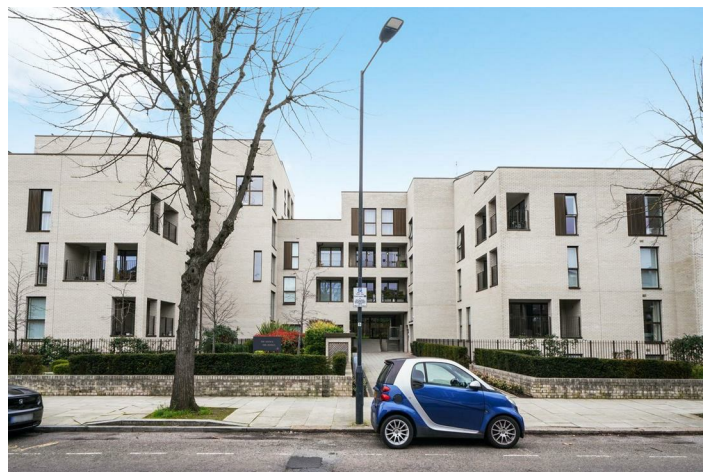
The Avenue is one of Brondesbury's most sought-after roads, within close proximity of the independent cafés and bistros on Salusbury Road, Lonsdale Road and Chamberlayne Road. Moments away are the wide open spaces of Queen's Park and Tiverton Green.

- Offered CHAIN FREE with a long lease
- 3 bedroom Ground Floor flat offering 1100 sq ft
- Kilburn (Jubilee- Zone 2) & Brondesbury Park (Overground - Zone 2)
- COUNCIL: Brent (E)

020 7328 2828

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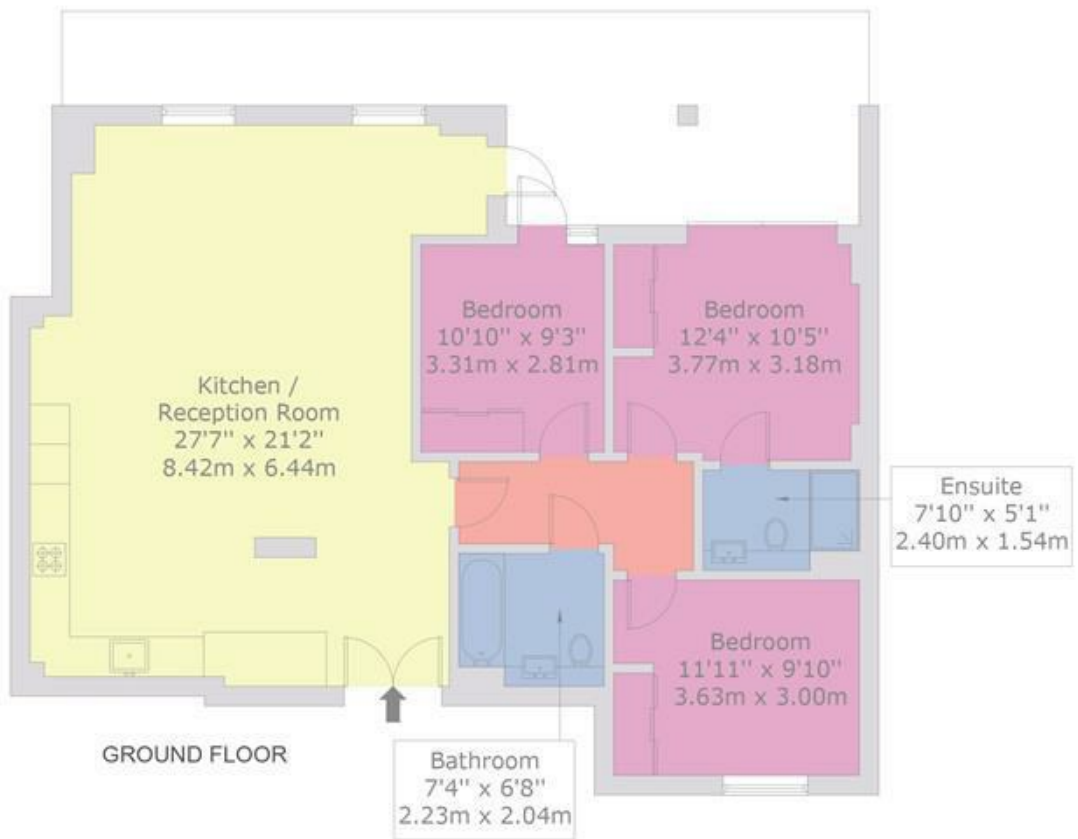
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Approx Gross Internal Area = 102.16 sq m / 1100 sq ft

Balcony = 27.9 sq m / 300 sq ft

Total = 130.06 sq m / 1400 sq ft

For identification only - Not to scale



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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