



萊英家  
Let UK Home

1 Bedrooms

Flat - Studio

Located in London

£2,000 Per Month



[pmadmin@letukhome.co.uk](mailto:pmadmin@letukhome.co.uk)

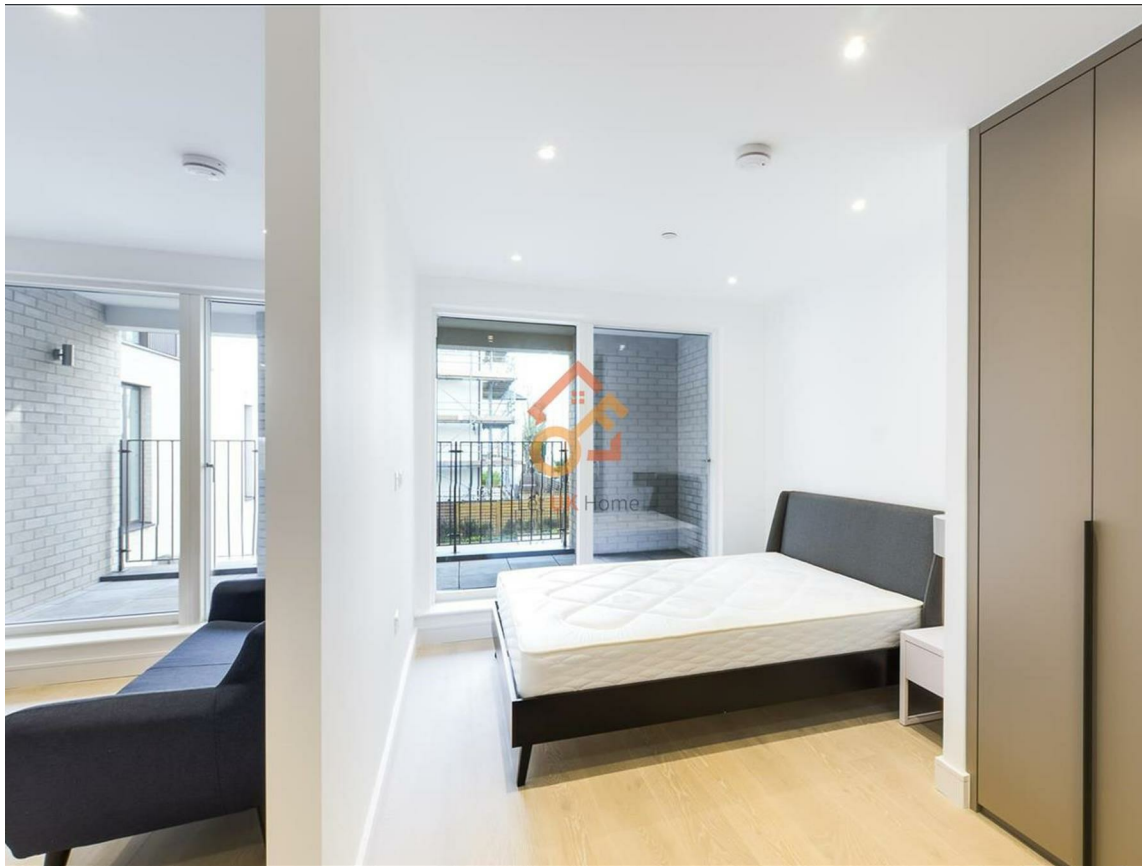
<https://www.letukhome.co.uk/>

020 4534 8145



# Flat 12, 5 The Avenue

London | | NW6 7YG



Let UK Home are excited to offer this spectacular Studio in The Avenue located in Queen's Park, a prime London location in close proximity to excellent transport links.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom and one modern bathroom.

The apartment is fully equipped with fitness equipment, and the community entrance and public areas are equipped with CCTV monitoring systems. There are shops, bars, restaurants and other service facilities around, as well as beautiful public courtyards and concierge services.

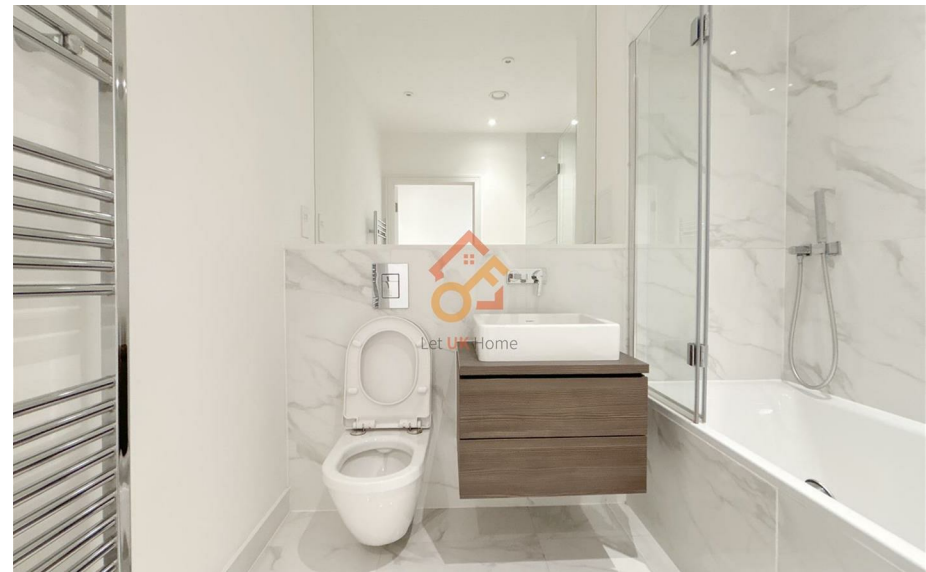
There are also two subway lines, Metropolitan and Jubilee. The overground railway line runs from Brondesbury or Kilburn via Queen's Park Station to Richmond in the west and Stratford in the east. There are also many bus lines from Kilburn Road to the central area of London, and the transportation is very convenient.

# Flat 12, 5 The Avenue

## £2,000 Per Month

- 1st Floor
- 24h Security
- Close to Transport Links

- Concierge Service
- Close to Local Shops
- The Gym





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6/F Two Kingdom Street

London

W2 6BD

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| STUDIO / 1 BEDROOM               |                |                  |
|----------------------------------|----------------|------------------|
| RAISED GROUND FLOOR              | M              | FT               |
| Liv. / Kitch. / Dining / Bedroom | 7.7 x 6.0      | 25.3 x 19.6      |
| Bathroom                         | 2.1 x 2.3      | 6.9 x 7.5        |
| Balcony                          | 1.5 x 5.1      | 4.9 x 16.6       |
| <b>TOTAL INTERNAL AREA</b>       | <b>49.43M²</b> | <b>532.06FT²</b> |

The Avenue 57

**Council Tax Band: C**

**Local Authority:**

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.

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         |                                                                                       |
| (81-91) B                                   |  | 83                      | 83                                                                                    |
| (69-80) C                                   |  |                         |                                                                                       |
| (55-68) D                                   |  |                         |                                                                                       |
| (39-54) E                                   |  |                         |                                                                                       |
| (21-38) F                                   |  |                         |                                                                                       |
| (1-20) G                                    |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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