



## **The Avenue, London, NW6 7YG**

**£360 Per Week**

'The Avenue' offers modern bespoke apartments in the heart of Queen's Park NW6, one of London's most connected leafy neighbourhoods, close to independent shops, restaurants and local Farmers' Market.

3 minutes walk to Brondesbury Park, 9 minutes walk to Kilburn underground and 13 minute walk to Queens Park.

This studio suite is situated on the second floor & comprises of an open plan studio room with luxury fitted kitchen, access to a good size East facing terrace and a sleeping area as well as a luxury bathroom suite.

The Avenue further benefits from Concierge service, Cycle store, Courtyard and Gym.

Comes furnished.

PROPERTY AVAILABLE FROM 06.05.2024

- STUDIO / SUITE APARTMENT
- GOOD SIZE BALCONY
- WALK TO 4 STATIONS & SHOPS
- GREAT NW6 LOCATION
- LUXURY BATHROOM SUITE
- FURNISHED
- CONCIERGE & GYM
- SECOND FLOOR
- AVAILABLE FROM 06.05.2024
- 3 MIN WALK TO STATION

# The Avenue, London, NW6 7YG



GYM



KITCHEN



THE AVENUE



BALCONY



STUDIO ROOM



STUDIO ROOM



# The Avenue, London, NW6 7YG



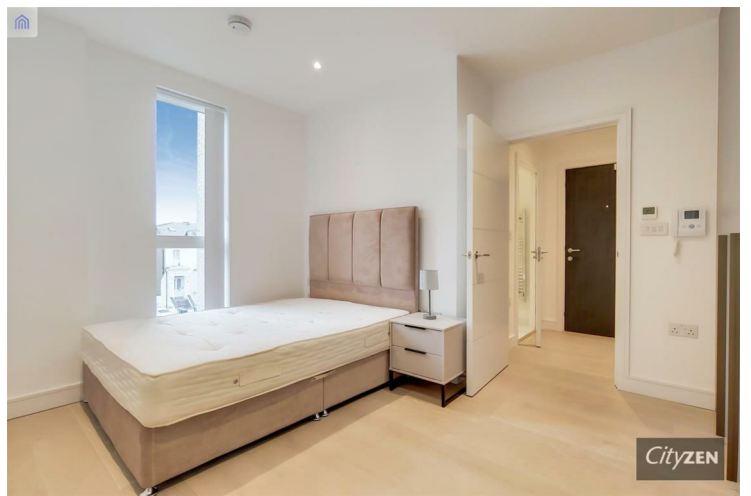
KITCHEN



STUDIO ROOM



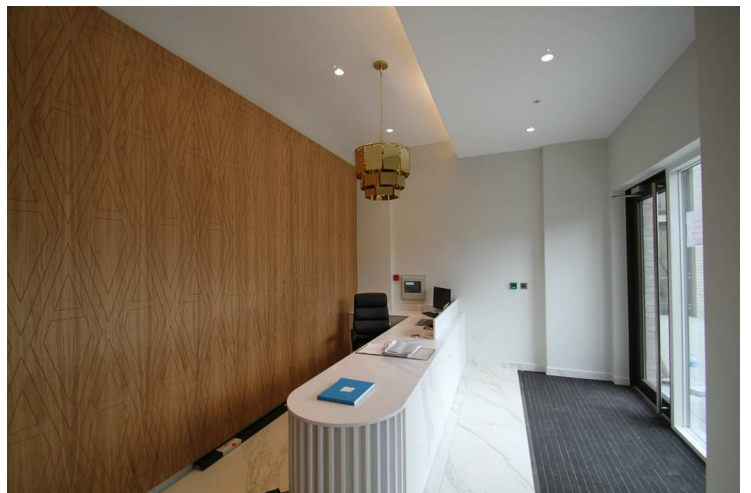
STUDIO ROOM



STUDIO ROOM



THE AVENUE



CONCIERGE

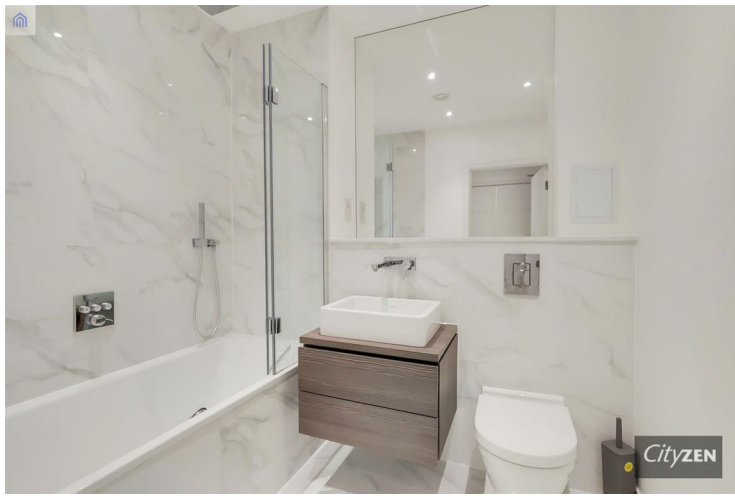
# The Avenue, London, NW6 7YG



VIEW FROM BALCONY



VIEW FROM BALCONY

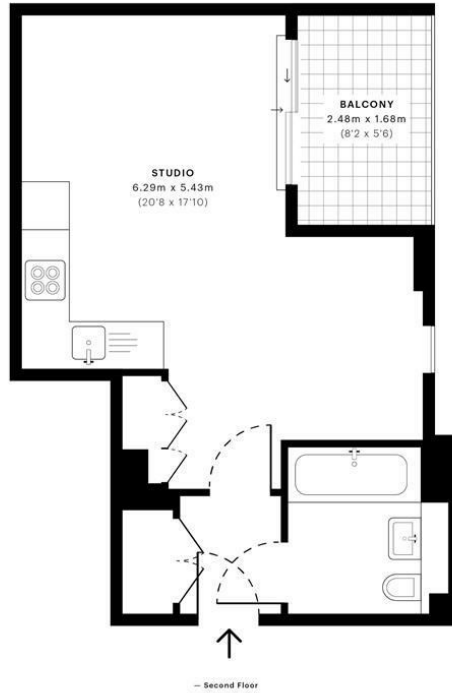


BATHROOM



BALCONY





**GROSS INTERNAL MEASUREMENTS**  
The footprint of the property  
33.70 sqm / 362.74 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes maximum restricted head height  
31.98 sqm / 344.23 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
4.18 sqm / 44.99 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

area residential: 37.62 sqm / 404.84 sqft  
area commercial: 36.41 sqm / 391.91 sqft

spec id: 5fca74c4a8f2020d87395331



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>92</b>	<b>92</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.