



## Central Avenue, London, SW6 2GN

**£1,440 Per Week**

CITYZEN ARE PROUD TO BE OFFERING THIS 4 DOUBLE BEDROOM DUPLEX APARTMENT WITHIN A SOUGHT AFTER RIVERSIDE DEVELOPMENT

Located on the 5th and sixth floors the 1,551 square feet of accommodation includes a spacious 30 foot lounge with access to a balcony with superb open views, a luxury fully fitted kitchen with a spacious breakfast bar, 4 double bedrooms 3 bathrooms and ample storage space.

Three of the bedrooms are located on the 6th floor and are West facing, the fourth bedroom is South facing and is located on the 5th floor with use of the guest shower room.

Further benefits include a secure underground allocated parking space, 24 hour concierge/security and river access.

- SPLIT LEVEL 4 DOUBLE BEDROOM APARTMENT
- 3 BATHROOMS
- 24 HOUR CONCIERGE & RESIDENTS GYM
- PROFF SHARERS & FAMILIES WELCOME
- PARTIAL RIVER VIEWS FROM 5TH & 6TH FLOORS
- WEST FACING 21 FOOT MASTER SUITE
- SECURE UNDERGROUND PARKING SPACE
- SET OVER 1,550 SQUARE FEET
- COMFORT COOLING & UNDER FLOOR HEATING
- FURNISHED TO A HIGH STANDARD & AVAILABLE NOW

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**RAVENSBOURNE APARTMENTS**



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RAVENSBOURNE APARTMENTS



SHOWER ROOM



RAVENSBOURNE APARTMENTS



BEDROOM

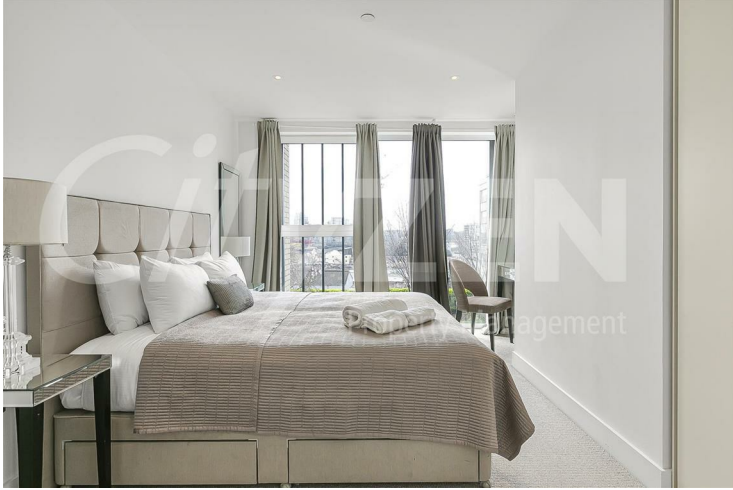


RAVENSBOURNE APARTMENTS



BEDROOM

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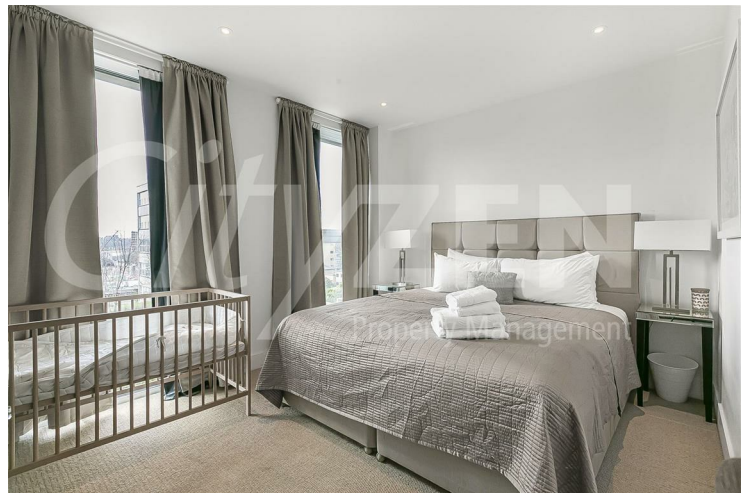
BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM

Central Avenue, London, SW6 2GN



SHOWER ROOM



KITCHEN



RECEPTION



KITCHEN



KITCHEN



RECEPTION

# Central Avenue, London, SW6 2GN



KITCHEN



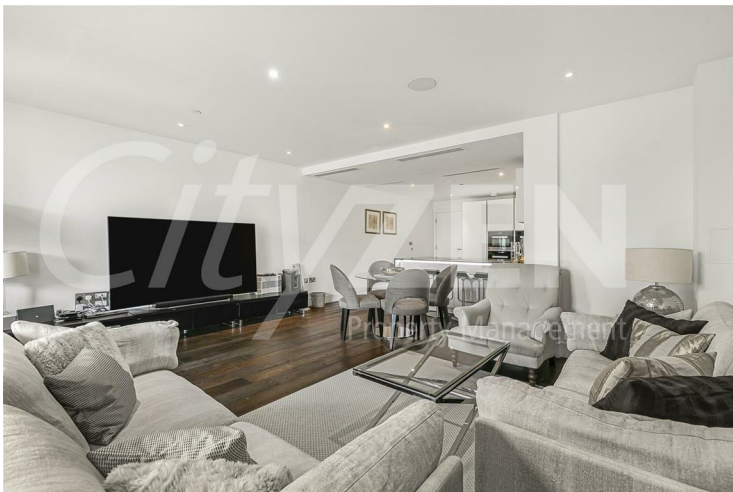
BALCONY



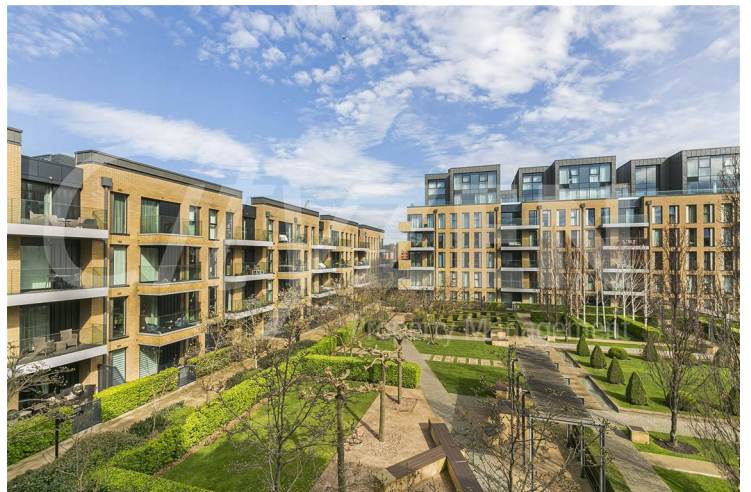
KITCHEN



VIEW FROM BALCONY



RECEPTION



VIEW FROM BALCONY

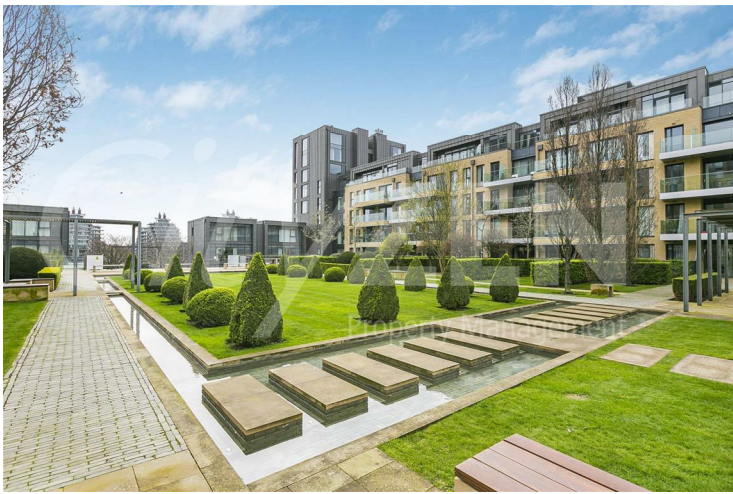
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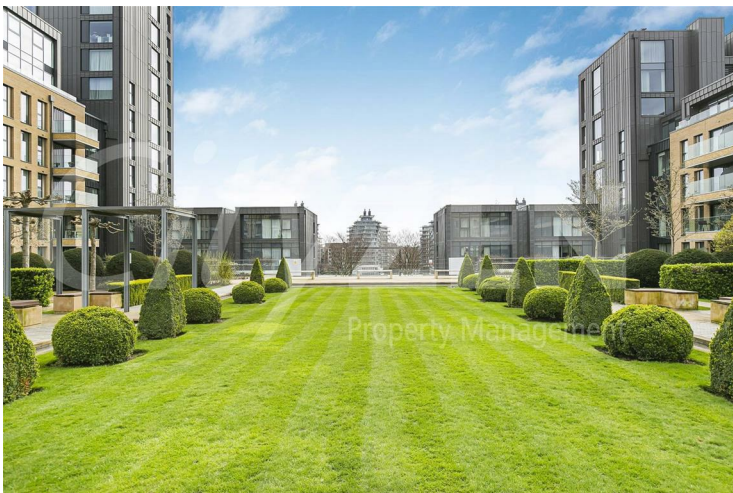
RECEPTION



GARDENS

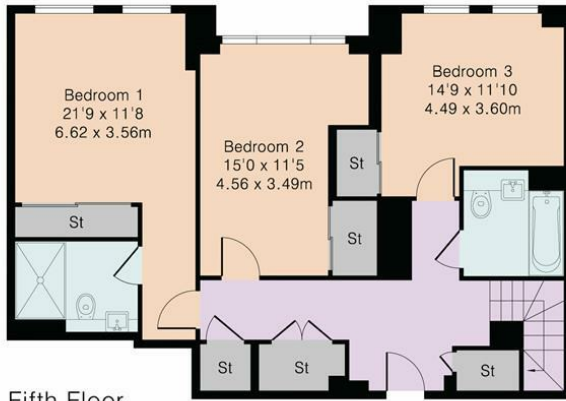


GARDENS



GARDENS

Approximate Gross Internal Area 1551 sq ft – 144 sq m  
 Fifth Floor Area 797 sq ft – 74 sq m  
 Sixth Floor Area 754 sq ft – 70 sq m



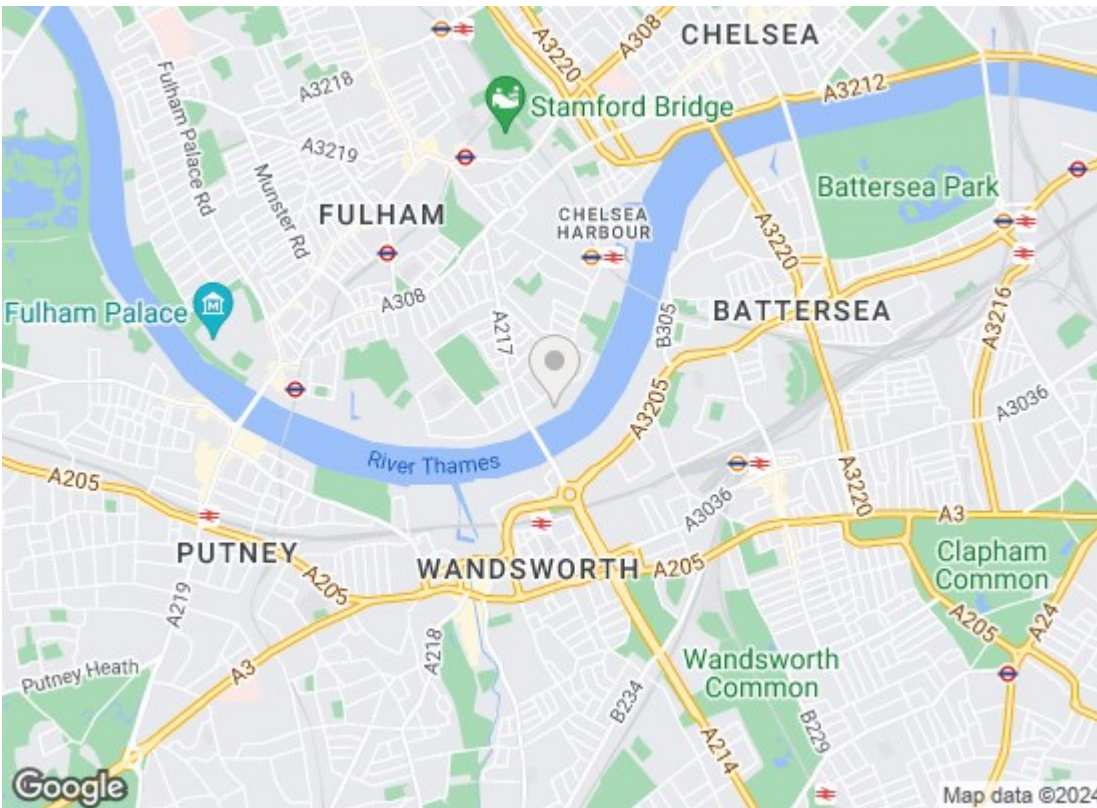
Fifth Floor



Sixth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		
(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.