



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

**£800 Per Week**

'The Avenue' is a bespoke development located in Queen's Park NW6, one of London's most connected leafy neighbourhoods, close to independent shops, restaurants and local Farmers' Market.

Within a few minutes walk to Queens Park, Brondesbury, Brondesbury Park and Kilburn Stations.

This 3 double bedroom 2 Bathroom apartment situated on the second floor comprises of a spacious reception room with open plan living room incorporating luxury fitted kitchen, access to good size terrace, 3 bedrooms and 2 luxury bathroom suites.

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

Comes furnished to a high standard and benefits from a secure underground parking space.

PROPERTY AVAILABLE FROM 15.07.2024

- 3 DOUBLE BEDS 2 LUXURY BATHS
- FURNISHED TO HIGH STANDARD
- CONCIERGE & GYM
- SECURE PARKING SPACE
- GOOD SIZE TERRACE
- AVAILABLE FROM 15.07.2024
- SOUTH WEST FACING
- WALK TO 4 STATIONS & SHOPS
- 2ND FLOOR

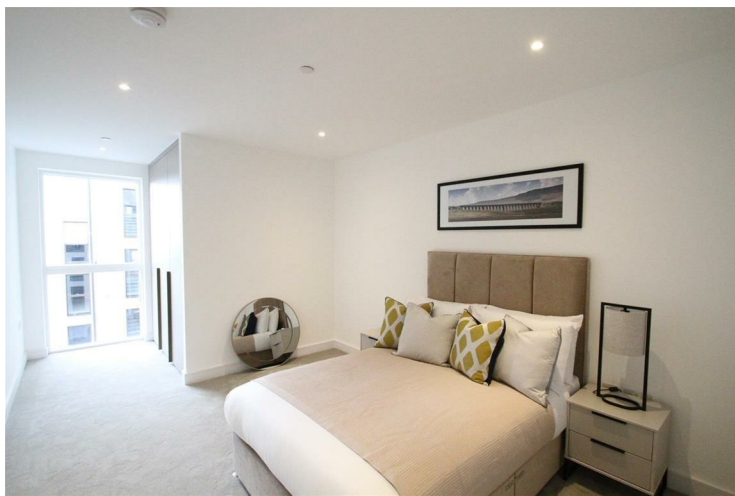
# The Avenue, London, NW6 7YG



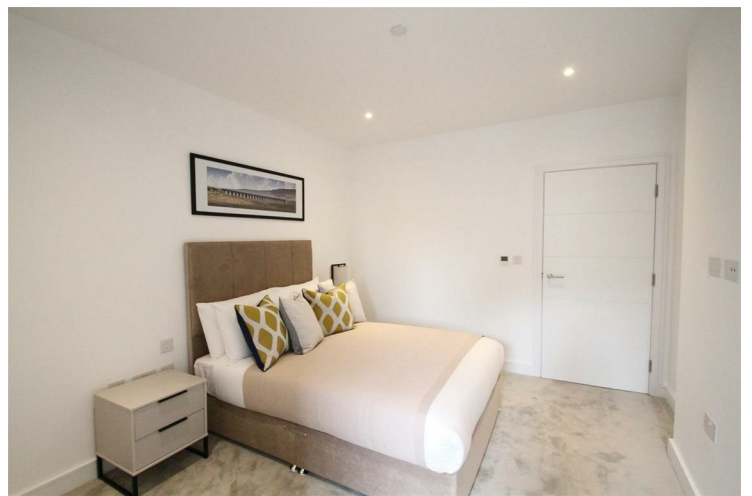
KITCHEN



BATHROOM



BEDROOM



BEDROOM



EN SUITE SHOWER ROOM



GYM

# The Avenue, London, NW6 7YG



THE AVENUE



RECEPTION ROOM



TERRACE



RECEPTION ROOM



RECEPTION ROOM

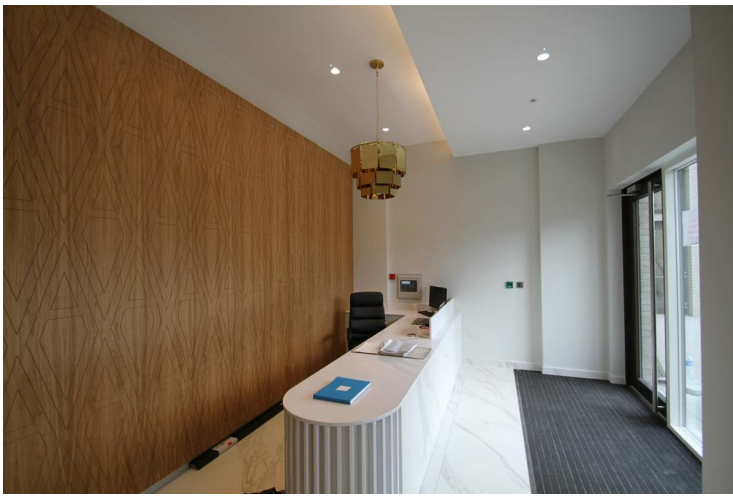


TERRACE

## The Avenue, London, NW6 7YG

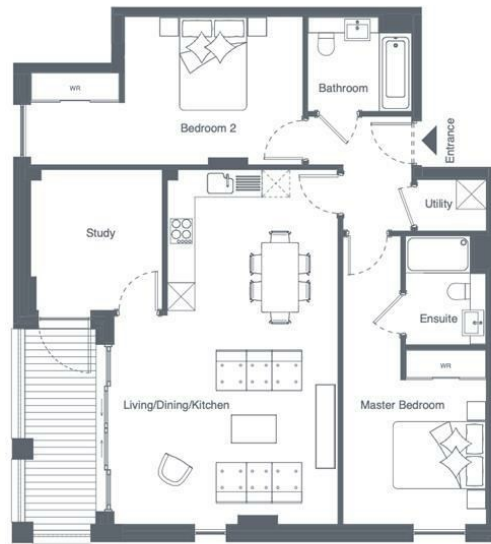


THE AVENUE



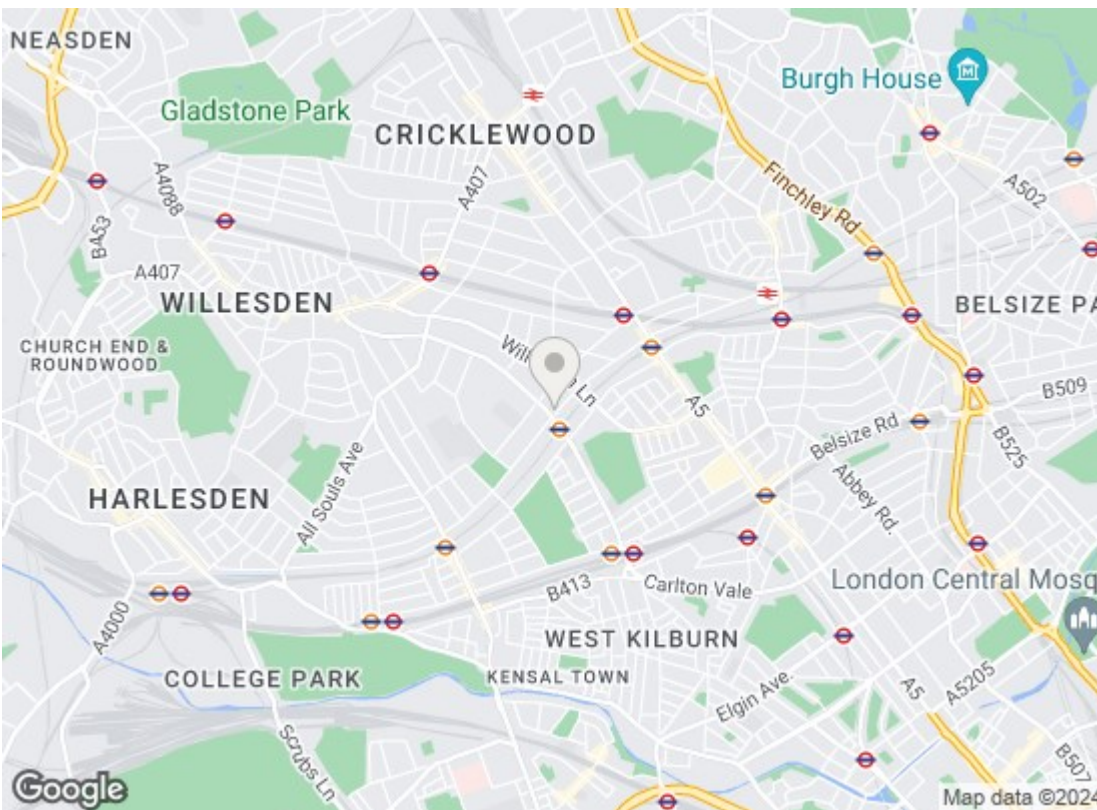
CONCIERGE/ENTRANCE

# APARTMENT D204



2 BEDROOM			
SECOND FLOOR	M	FT	
Liv. / Kitch. / Dining	4.8 x 7.7	15.7 x 25.3	
Master Bedroom	3.1 x 6.2	10.2 x 20.4	
Bedroom 2	5.9 x 3.2	19.3 x 10.5	
Study	2.8 x 3.0	9.3 x 9.8	
Bathroom	2.3 x 2.1	7.5 x 6.9	
Ensuite	1.8 x 2.4	5.9 x 7.9	
Balcony	1.5 x 4.2	5.0 x 13.7	
<b>TOTAL INTERNAL AREA</b>	<b>91.50M<sup>2</sup></b>	<b>984.80FT<sup>2</sup></b>	

98 The Avenue



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		
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		
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.