



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

**£995,000**

LOCATED ON A LEAFY SUBURBAN ROAD IN QUEENS PARK IS THIS OVER SIZED 2 BED 2 BATH APARTMENT FOR SALE

'The Avenue' by Regal London, offers a recently built bespoke development in Queen's Park NW6, one of London's most connected 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 very large 989 square foot 2 double bedroom 2 Bathroom apartment is situated on the raised ground floor & comprises a spacious 25FT X 20FT open plan living room with luxury fitted kitchen and direct access to a large balcony, two double bedrooms and two luxury bathroom suites.

The building further benefits from Concierge service, Cycle store, Courtyard and Gym.  
NO PARKING AVAILABLE AT THIS DEVELOPMENT

- 2 DOUBLE BEDROOMS
- GOOD SIZE TERRACE
- WALK TO 4 STATIONS & SHOPS
- GROUND FLOOR APARTMENT
- QUIET RESIDENTIAL STREET
- 2 BATHROOMS
- CONCIERGE & GYM
- 980 SQUARE FOOT
- 25FT X 20FT RECEPTION ROOM
- MASTER BED WITH EN-SUITE

## The Avenue, London, NW6 7YG



GYM



KITCHEN



5 THE AVENUE



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



## The Avenue, London, NW6 7YG



RECEPTION ROOM



BEDROOM



BALCONY



BEDROOM



BEDROOM



EN-SUITE SHOWER ROOM

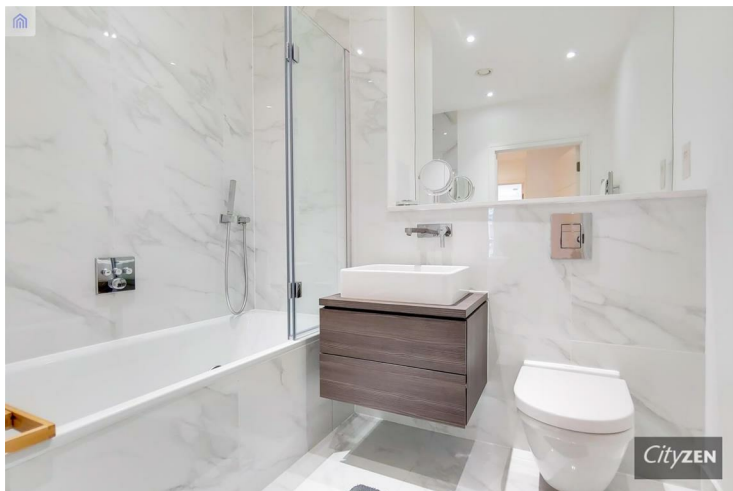
## The Avenue, London, NW6 7YG



BEDROOM



CONCIERGE



BATHROOM



Ground Floor

GROSS INTERNAL AREA (GIA)  
The floorplan of this property  
91.23 sqm / 981.99 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
87.39 sqm / 940.66 sqft

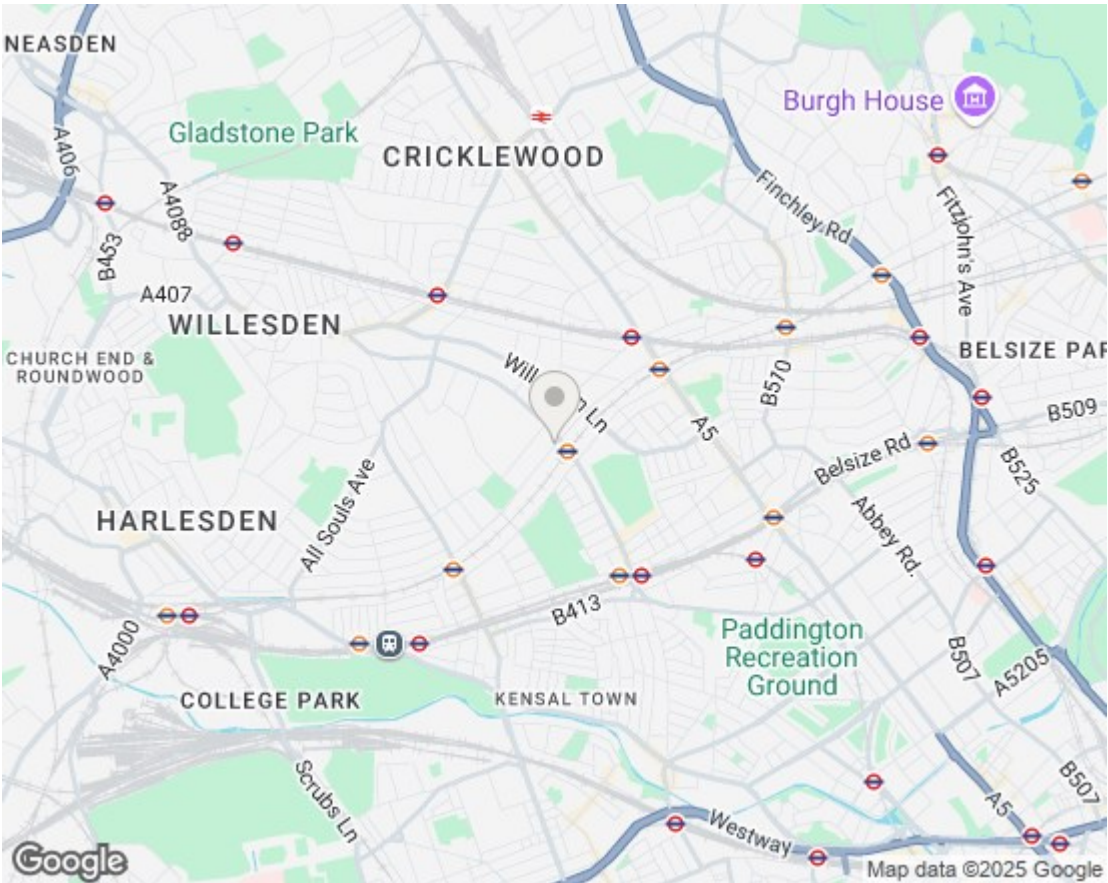
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.82 sqm / 84.17 sqft

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.

IPMS 3B RESIDENTIAL 99.43 sqm / 1070.26 sqft  
IPMS 3C RESIDENTIAL 96.17 sqm / 1035.17 sqft  
winc id: 604776c9e617a10dbfdd771



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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.