



The Avenue, London, NW6 7YG

£800,000

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

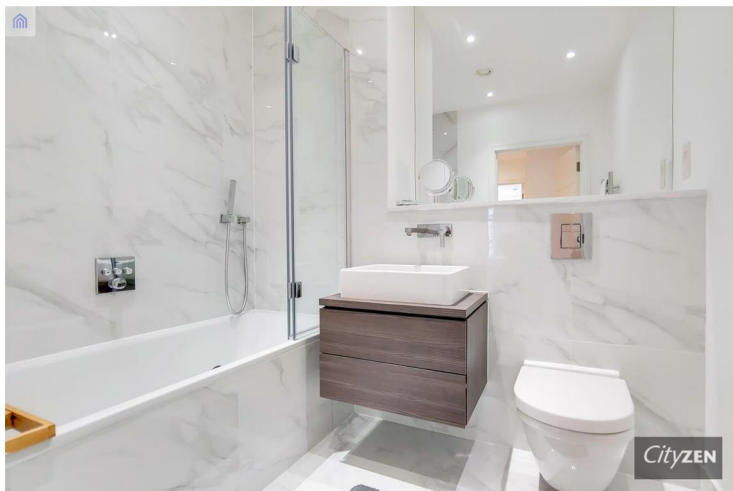
The Avenue, London, NW6 7YG



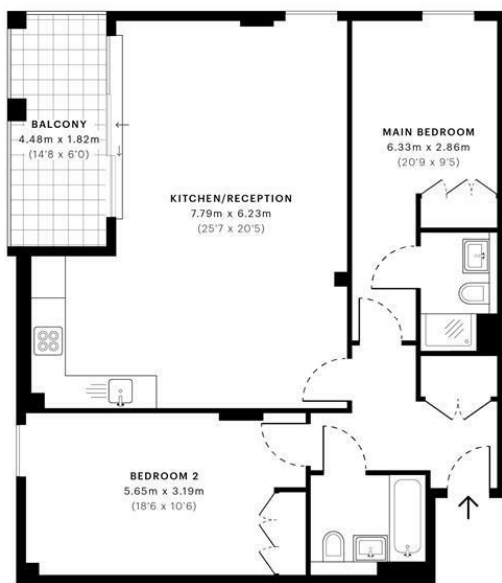
BEDROOM



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
Includes swimming pools, restricted head height

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. Plans 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

urc 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

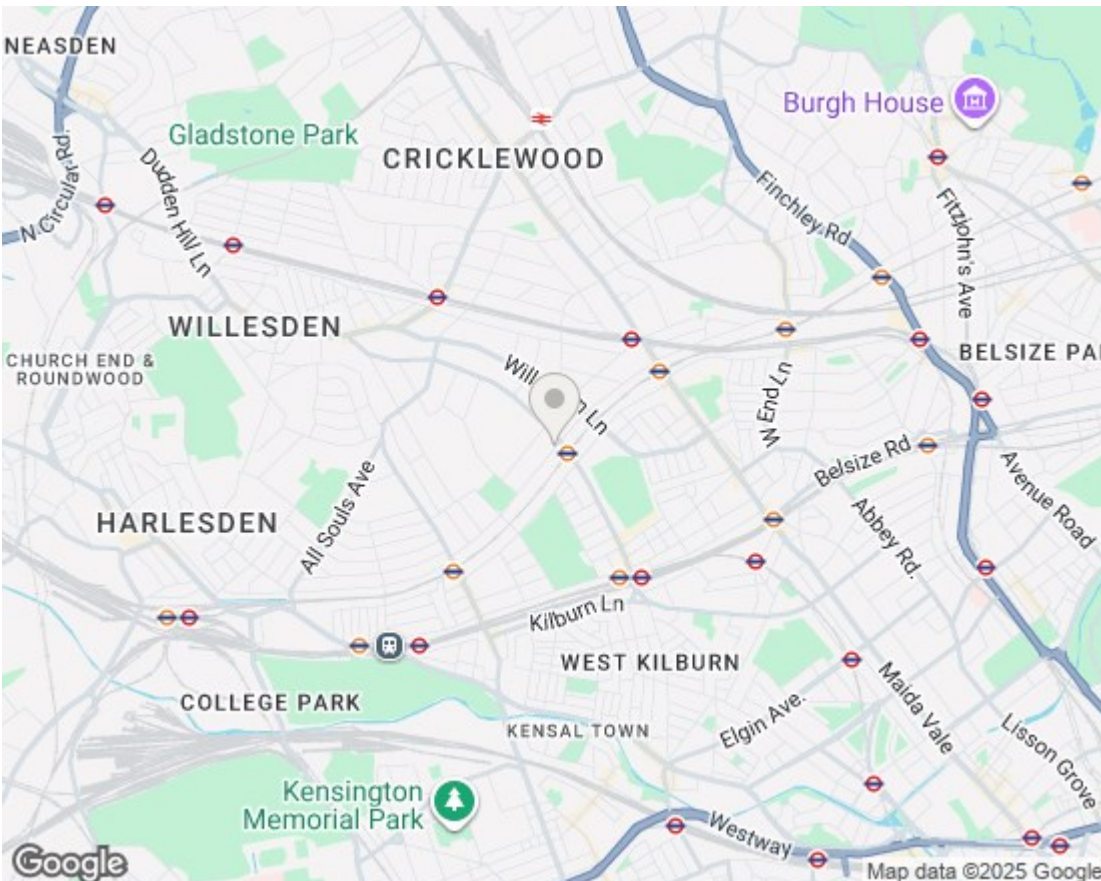
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.