



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

**£865 Per Week**

A VERY LARGE 3 DOUBLE BEDROOM 2 BATH MODERN LUXURY APARTMENT MINS FROM BRONDESBURY PARK STATION AND THE LOCAL AMENITIES ON OFFER IN QUEENS PARK NW6.

This spacious 3 bedroom 2 Bathroom apartment is set over 1000 square foot and is situated on the second floor & comprises a spacious reception room with open plan living room incorporating a luxury fitted kitchen, access to a good size terrace, 3 double bedrooms with a further balcony off the master bedroom and 2 luxury bathroom suites.

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

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

Comes furnished

PROPERTY AVAILABLE FROM 29.12.2025

- 3 DOUBLE BEDROOMS
- 2 LUXURY BATHROOM SUITES
- OVER 1000 SQUARE FOOT
- FURNISHED
- 2 GOOD SIZE BALCONIES
- WALK TO 4 STATIONS & SHOPS
- CONCIERGE
- AVAILABLE FROM 29.12.2025
- RESIDENTS GYM
- BRONDESBURY PK STATION



GYM



THE AVENUE



THE AVENUE



RECEPTION ROOM



CONCIERGE/ENTRANCE



KITCHEN DINER



TERRACE



BEDROOM



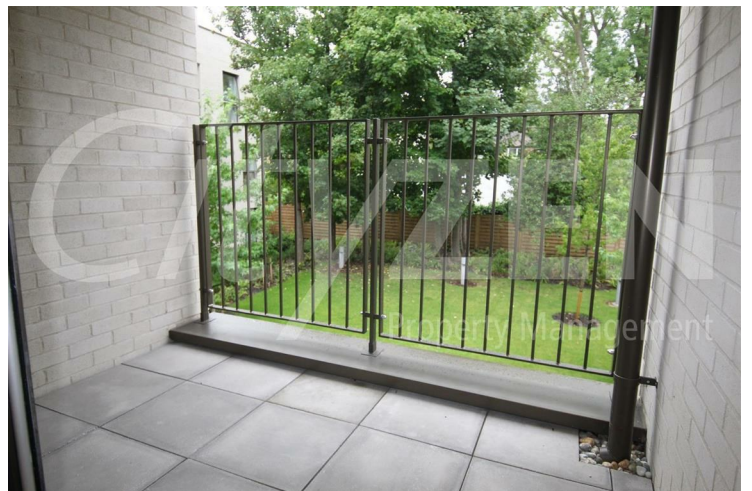
BATHROOM



EN SUITE SHOWER ROOM



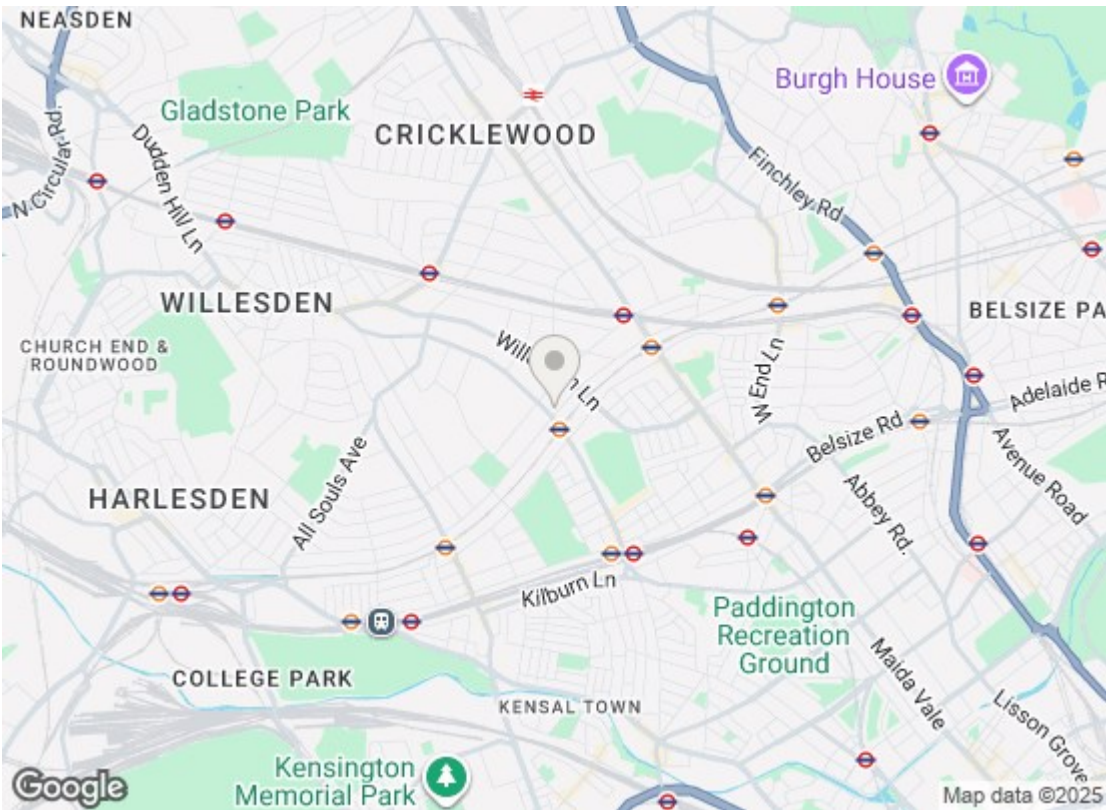
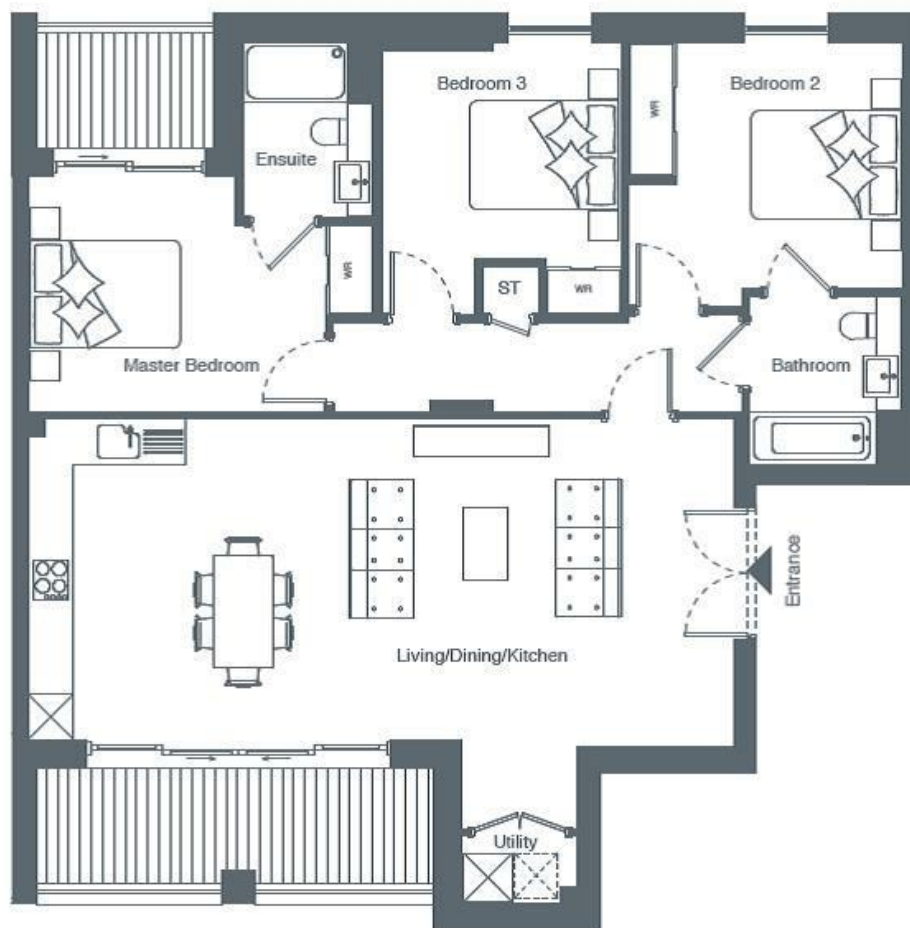
BEDROOM



TERRACE



**BEDROOM**



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     | 84      | 84                      |
| (81-91) B                                                       |         |                         |
| (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.