



## The Avenue

Queens Park, NW6

Guide Price £1,395,000

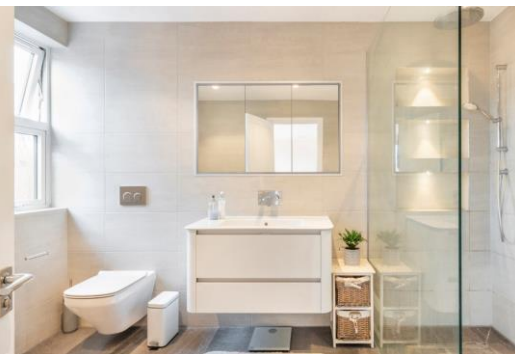
A bright and spacious four bedroom, three bathroom upper maisonette with a private west facing 85' garden and two west facing balconies in a charming Victorian converted house.

The property benefits from a ground floor private entrance with substantial storage. A first floor spanning two double bedrooms, a family bathroom, a 21' x 11' kitchen/dining room and a separate reception room leading onto a balcony. A recently added loft extension on the second floor providing a principal bedroom with en-suite, walk-in wardrobe, rear facing balcony and another double bedroom with en-suite bathroom and far-reaching views of London.

Located 0.2 miles to Brondesbury Park Overground, 0.7 miles to Queens Park Underground (Bakerloo line & Overground) and 0.3 miles from Queens Park boasting numerous shops and restaurants.

Disclosure: This property is owned by a Chestertons employee.

**CHESTERTONS**



# The Avenue

## Queens Park, NW6

- Four bedrooms
- Three bathrooms
- West facing garden
- Two west facing balconies
- Private ground floor entrance
- 0.2 miles to Brondesbury Park Overground
- 0.3 miles from Queens Park





**Tenure:** Leasehold 178 years remaining

**Service Charge:** £550

**Ground Rent:** £10

**Local Authority:** Brent

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

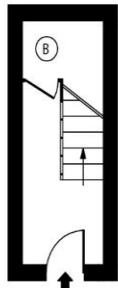
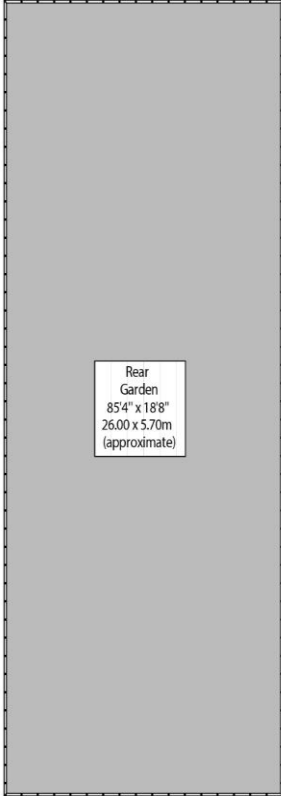
### *Chestertons Hampstead Sales*

55-56 Hampstead High Street  
Hampstead  
NW3 1QH  
hampstead@chestertons.co.uk  
020 7794 3311  
chestertons.co.uk

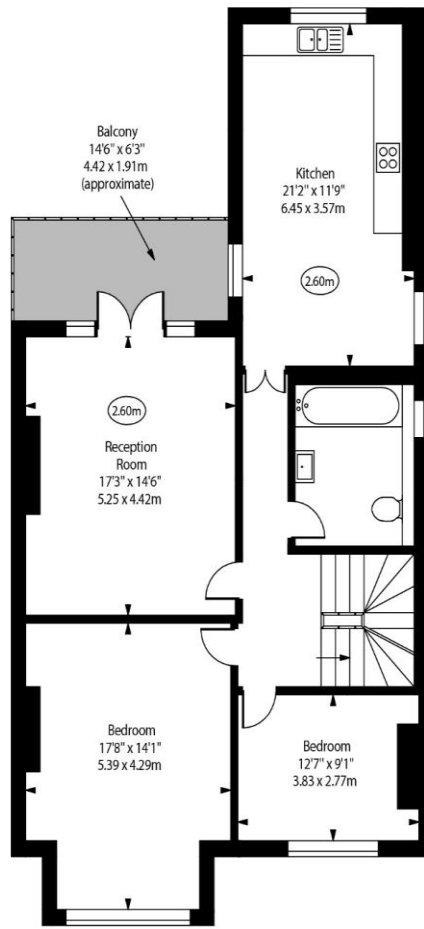
The Avenue, NW6



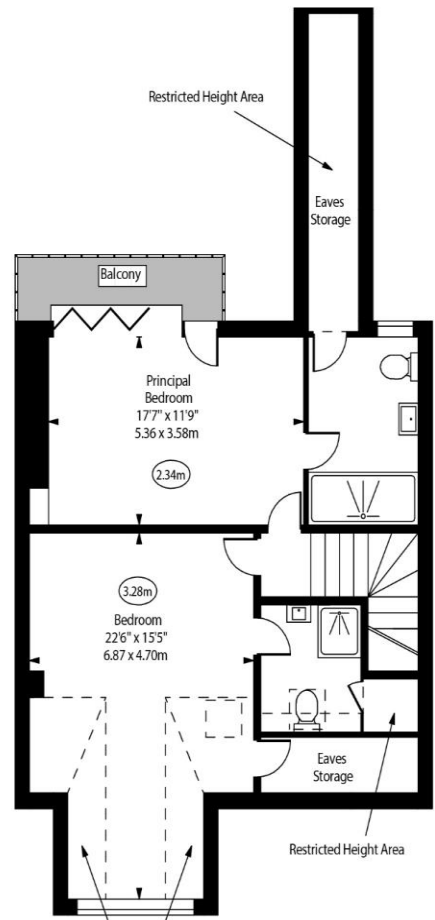
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1825 Sq Ft - 169.54 Sq M

Approx. Floor Area Including Restricted Heights 2065 Sq Ft - 191.84 Sq M  
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Prepared for Chestertons  
Ref. No. 023408J

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable