



The Avenue

Queens Park, NW6

Asking Price £1,250,000

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.



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- 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 177 years 9 months

Service Charge: £550

Ground Rent: £0

Local Authority: London Borough of Brent

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs A (92-100)		
B (81-91)		
C (69-80)	74	79
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

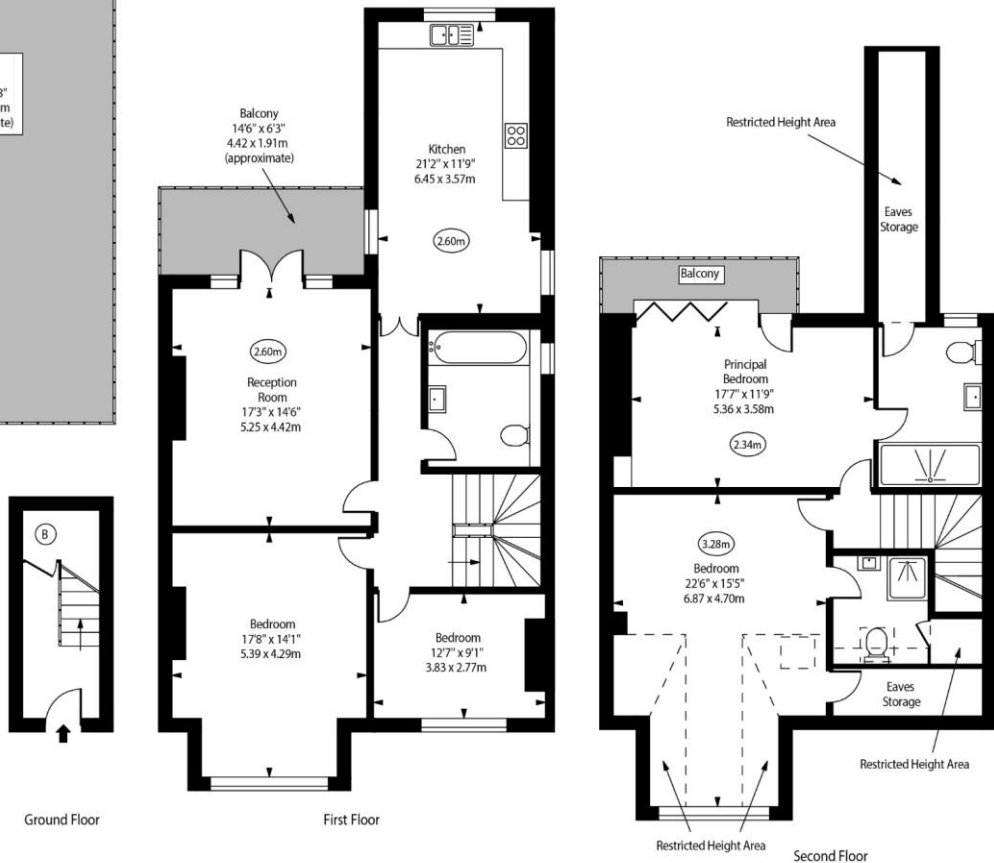
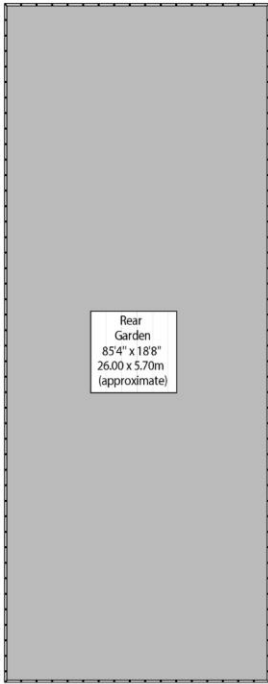
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○ - Ceiling Height



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
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