



Christchurch Avenue

London, NW6

Asking Price £575,000

This generously proportioned two-bedroom apartment offers over 1,000 sq ft of lateral space, providing a comfortable and inviting home. It features two large double bedrooms, including one with an en suite bathroom and walk in wardrobe.

The large living room offers an inviting space benefiting from a fireplace at the heart of the room and large bay windows. The kitchen is equipped with integrated appliances and benefits from modern finishes throughout. Additionally, the property has direct access to the expansive communal gardens while also having sole use of the patio.

The property is situated on a tree lined street within close proximity to Kilburn (Jubilee Line) and within easy reach of the amenities on Kilburn High Road, Queens Park and West Hampstead.

CHESTERTONS



Christchurch Avenue

London, NW6

- Over 1000 sqft
- Private entrance
- Period conversion
- Modern Kitchen
- Communal gardens
- Allocated parking for one car



Tenure: Leasehold 979 years 9 months

Service Charge: £1,120 pa

Ground Rent: £0

Local Authority: Brent

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

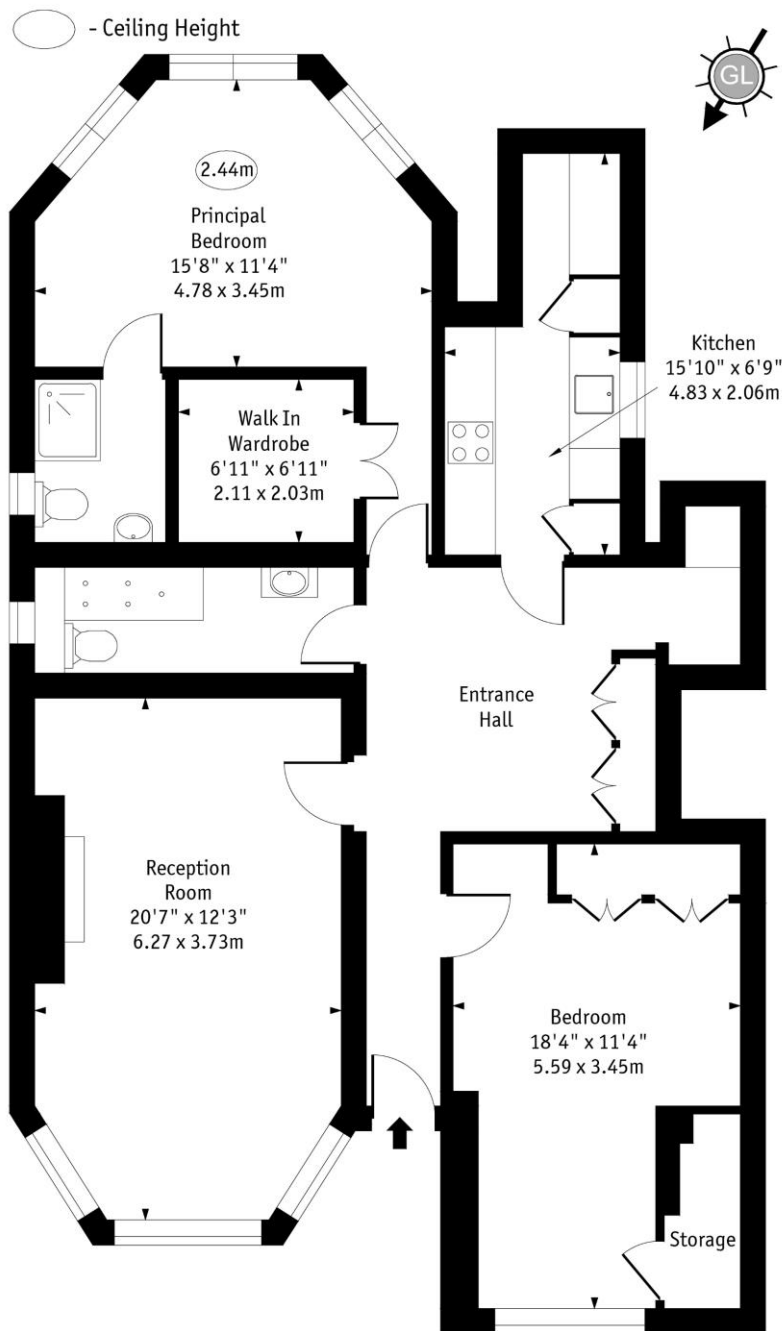
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Lower Ground Floor

Approx Gross Internal Area 1070 Sq Ft - 99.31 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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