



## The Avenue, NW6

### To Let - £5,500 Per Month

AVAILABLE TO LET is this well maintained generous size, four bedroom semi-detached property, offering 2141 sq ft of well laid out accommodation ideal for a growing family in a convenient location close to Queen's Park.

The property benefits from a generous sized hallway, two large reception rooms, a separate kitchen with some integrated appliances, utility area, a downstairs shower room and guest cloakroom. The First Floor provides four double bedrooms all with fitted wardrobes, single bedroom (currently used as a office/dressing room) and all of which are all serviced by a large family four piece bathroom. Externally, there is off-street parking on the gated driveway and a rear garden of 120 ft, with a large terrace and a office/studio.

The Avenue is one of Brondesbury's most sought-after roads, within close proximity of the independent cafés and bistros on Salusbury Road, Lonsdale Road and Chamberlayne Road. Excellent transport links include Queens Park (Bakerloo-Zone 2), Brondesbury Park (Overground) and Kilburn (Jubilee-Zone 2).

- Stunning 4 bedroom semi-detached home
- Offering 2141 sq ft of well laid out accommodation
- 102 sq ft private garden & off-street parking
- Transport: Queens Park (Bakerloo- Zone 2)
- COUNCIL: Brent (G). Deposit: £7,615

020 8450 9377

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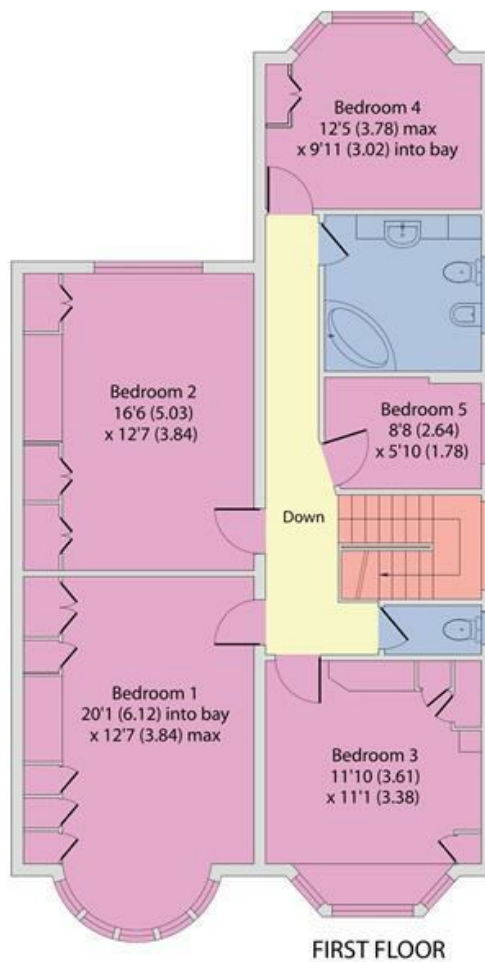
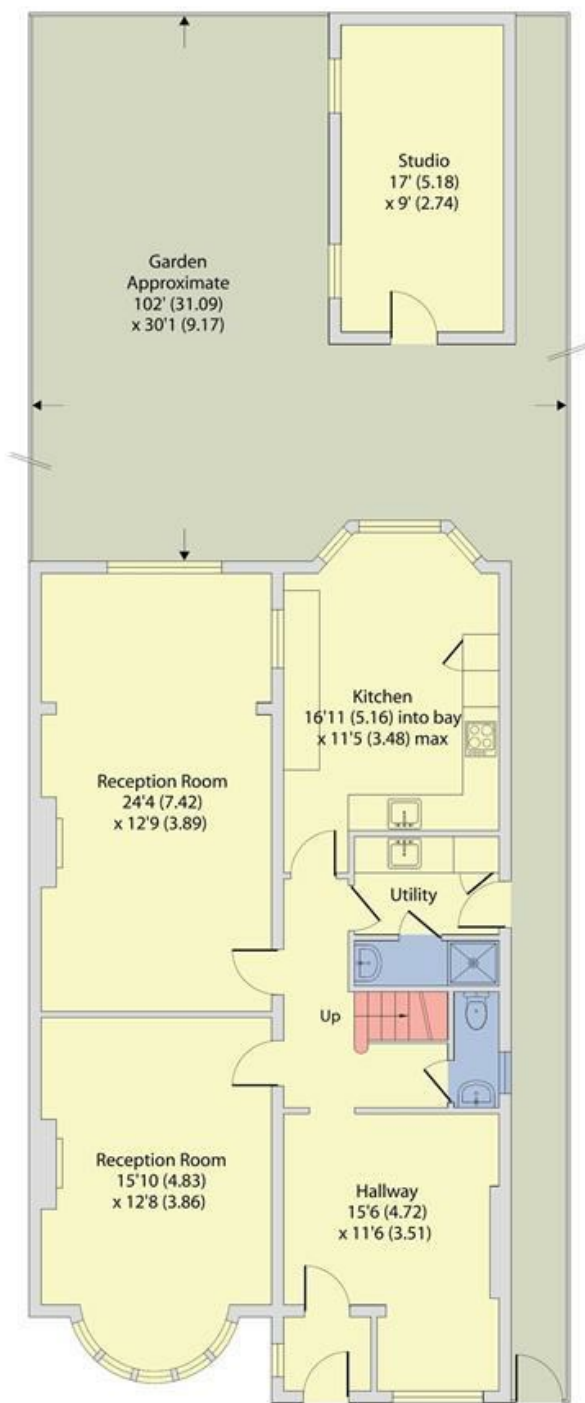
## The Avenue, London, NW6

Approximate Area = 2141 sq ft / 199 sq m

Studio = 153 sq ft / 14 sq m

Total = 2294 sq ft / 213 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Camerons Stiff & Co. REF: 816471

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