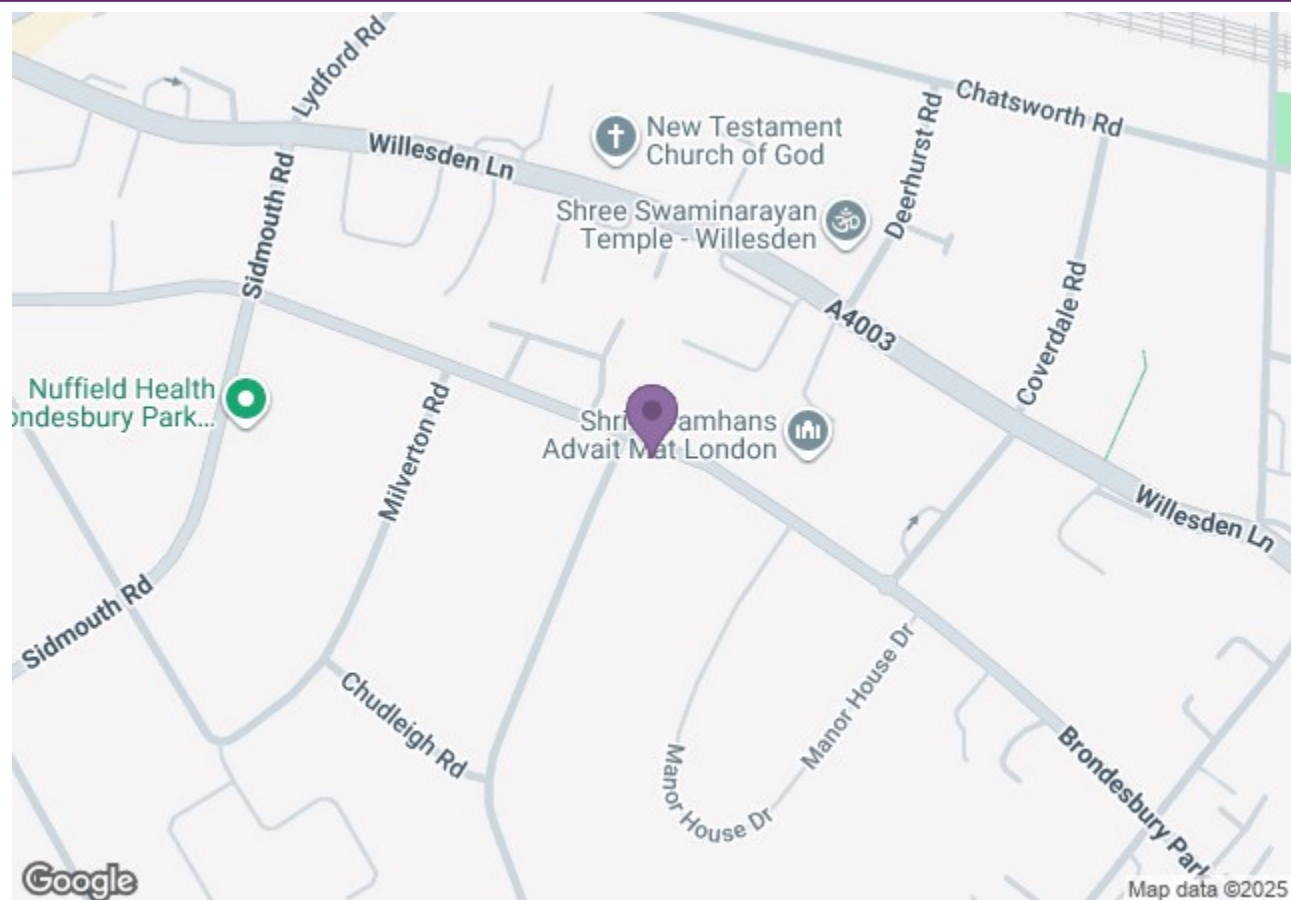




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	82	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	85	86

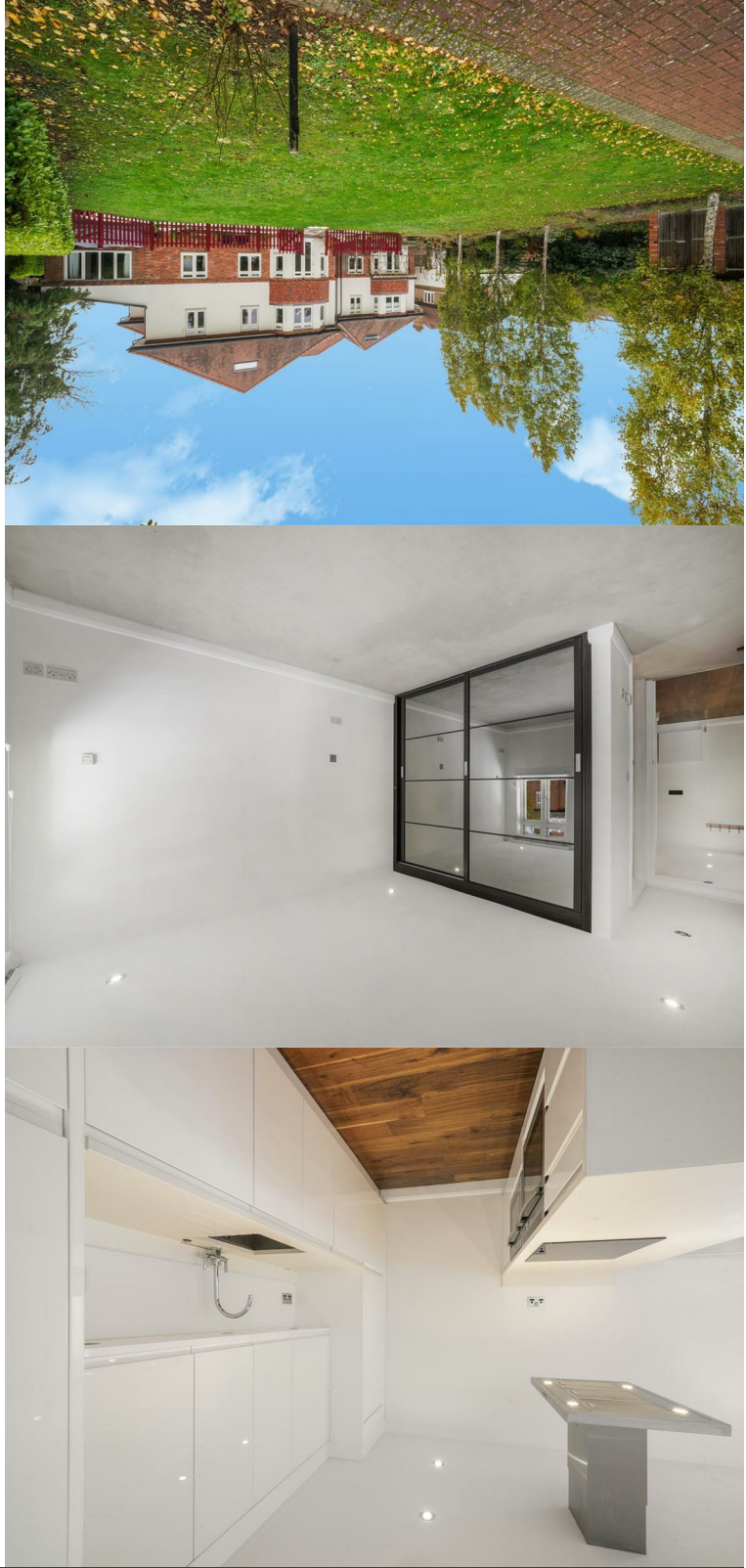
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Aylestone Avenue, Brondesbury Park, NW6 7AE

Guide Price £875,000

Subject to Contract

- Two sizable bedrooms
- Spacious reception room with dining area
- kitchen with white quartz worktops & integrated appliances
- Sandstone effect fully tiled bathroom
- Solidwood floors
- Entry-phone
- Off street parking
- Communal gardens



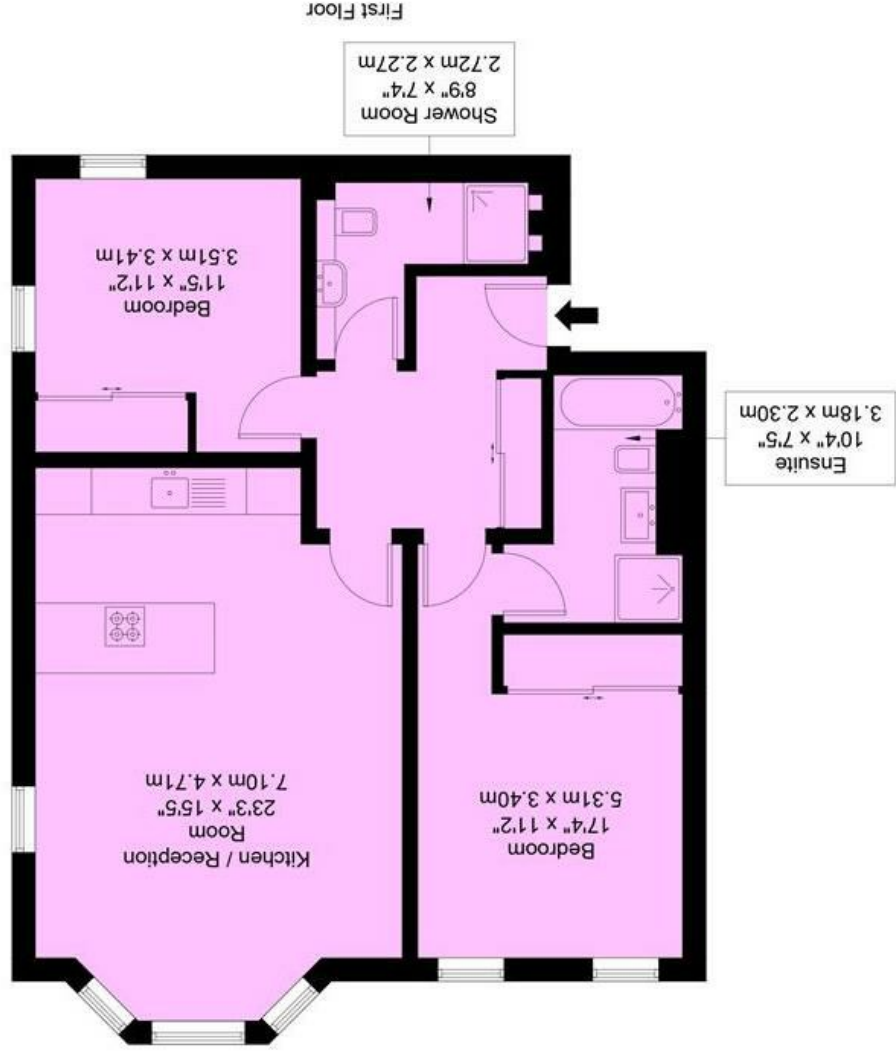
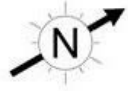
Aylestone Avenue, NW6 7AE

Elegant and most highly desirable location... contemporary style, bright & spacious two double bedroom apartment on the first floor with access to a large communal garden. Set in this impressive recently built development which has been designed & finished to a high specification, benefits include off-street parking space,

The property offers over 845 sq ft of living/entertaining space boasting solid wood floors in a 23 ft reception room, beautiful lines in a modern recently fitted kitchen with white quartz worktops & integrated appliances including dish/washer, Sandstone effect contemporary style fitted bathroom and en-suit bathroom to master bedroom.

Fantastic location, in these broad, leafy avenues within walking distance of Kilburn (Jubilee Line) tube, the local shops, and alternative transport facilities.

Aylestone Avenue, NW6 7AE
Approx Gross Internal Area = 80.63 sq m / 868 sq ft



Ref :
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B L E U
P L A N
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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