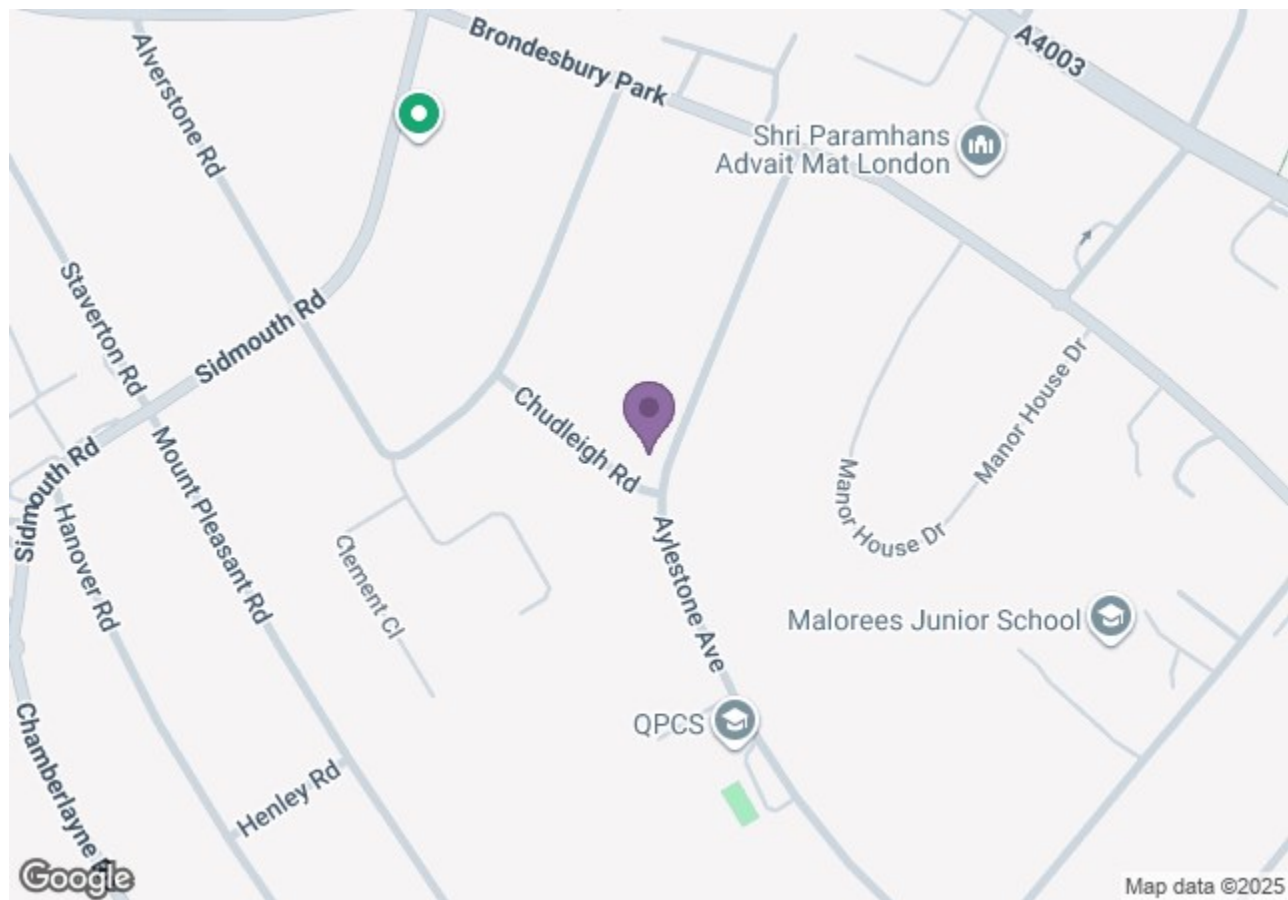




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	82	83

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

£2,500 PCM

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

An Elegant and Highly Desirable Contemporary Apartment... beautifully presented, bright and spacious two-bedroom apartment situated on the first floor of a stunning modern development. Designed and finished to an exceptional standard, this impressive property benefits from off-street parking and access to a large, well-maintained communal garden.

Offering over 845 sq ft of stylish living and entertaining space, the apartment features a generous 23 ft reception room with solid wood flooring, flowing seamlessly into a sleek contemporary kitchen with white quartz worktops and fully integrated appliances, including a dishwasher. The sandstone-effect family bathroom complements the modern aesthetic, while the master bedroom is enhanced by its own en-suite bathroom.

Located on one of the area's elegant, tree-lined avenues, the property is within walking distance of Kilburn (Jubilee Line) station, local shops, cafés and excellent transport links.

This outstanding apartment offers a perfect blend of modern design, comfort and convenience, ideal for professionals, small families or those seeking refined urban living.

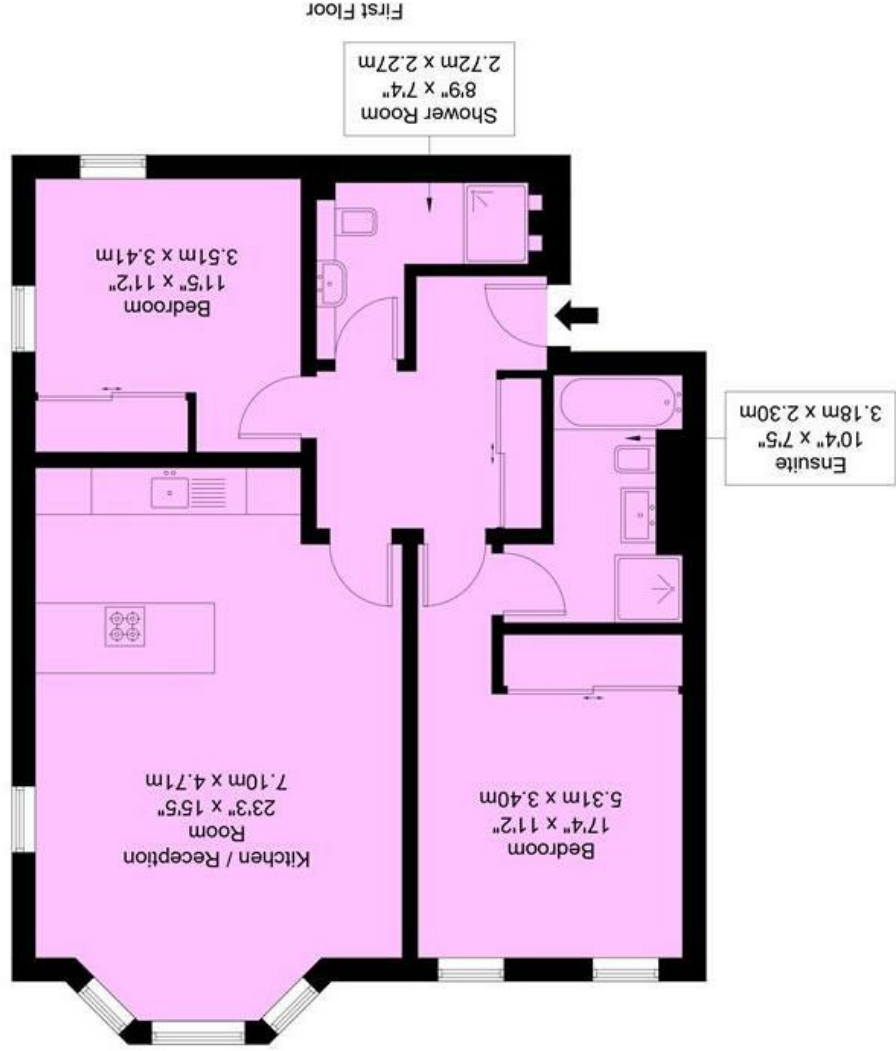
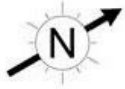
Available now

Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989



Aylestone Avenue, NW6 7AE

Approx Gross Internal Area = 80.63 sq m / 868 sq ft



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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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