



MILE



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Christchurch Avenue, London NW6

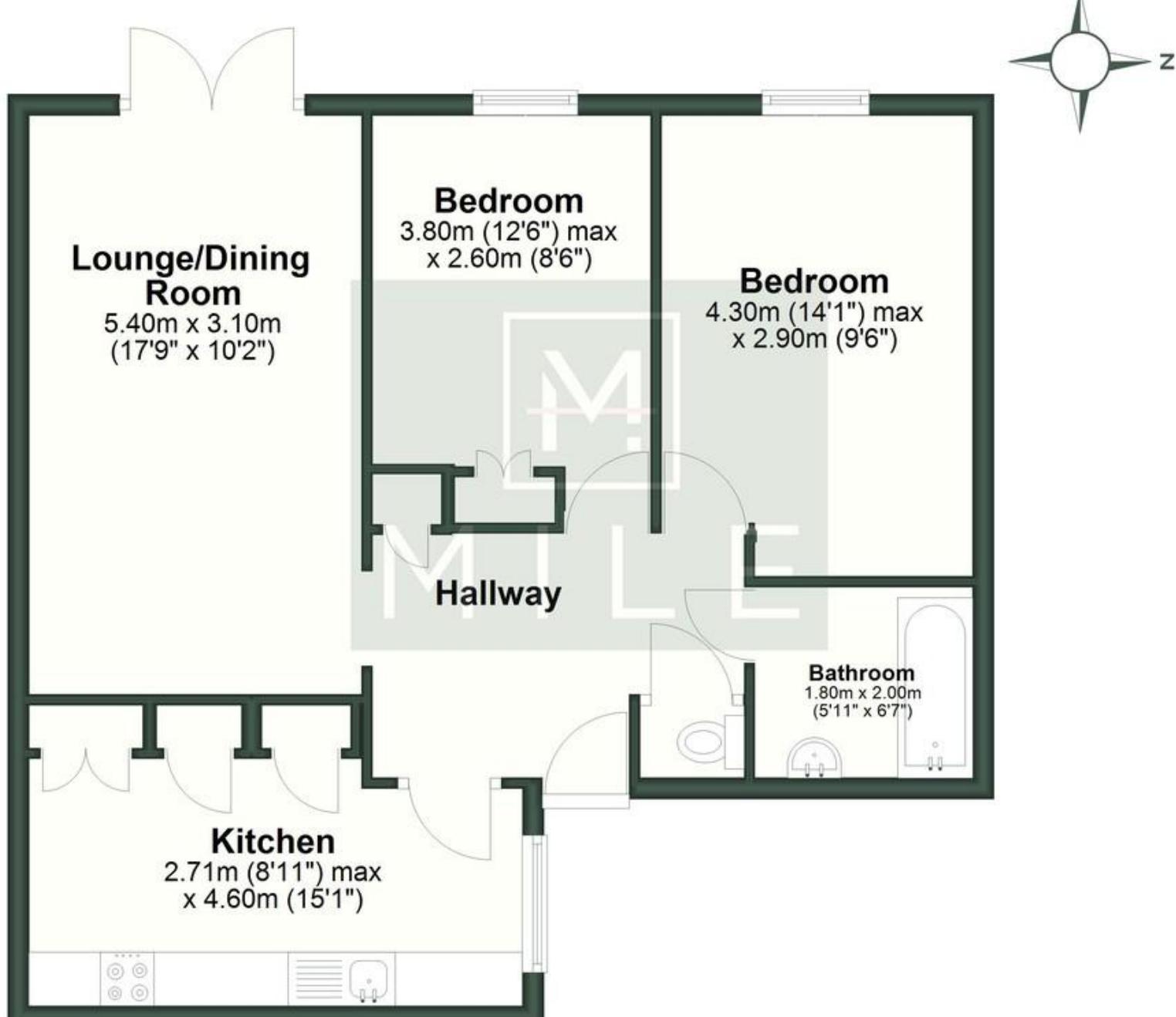
£450,000 Leasehold

Welcome to Christchurch Avenue. This well-presented two-bedroom garden apartment is situated within a purpose-built block in the highly desirable Queen's Park area, offering approximately 690 sq ft of versatile lateral living space. The accommodation comprises two generous double bedrooms, a modern bathroom, separate W/C, and a bright reception room with double doors opening directly onto the communal garden, creating an excellent sense of indoor-outdoor living. The contemporary kitchen is thoughtfully arranged with ample storage and workspace, ideal for everyday living. Offered with a long lease and sold chain-free, the apartment presents an excellent opportunity for both owner-occupiers and investors seeking a well-connected home in a sought-after location. Ideally positioned for transport, the property is within easy reach of Brondesbury Park Overground (0.4 miles) and Kilburn Jubilee Line station (0.8 miles), with multiple bus routes providing direct access into Central London. Queen's Park itself offers a vibrant community feel, with a wide selection of independent shops, cafés, bars and restaurants nearby.

- Ground floor apartment
- Two double bedrooms
- Chain free
- 105 year lease
- 1200 pa service charge
- Generous proportions
- Fantastic location
- Good condition
- Secure block
- Close to shops and transport

Ground Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.