



**Christchurch Avenue, London
NW6 7BE**

£1,795 Per Calendar Month

WOW*GROUND FLOOR NEWLY FRESH ONE BEDROOM FLAT NEAR KILBURN STATION

Presenting this brand newly fully refurbished one bedroom ground floor flat located just within a 5-minute walk from Kilburn Underground Station/Jubilee Line.

This whole property has been refurbished to a high specification. Available furnished or unfurnished.

The rent includes most bills (gas, electric, water) – excluding the council tax (Band A) and the WIFI bills.

Built in appliances in the open plan kitchen/living room including oven, fridge/freezer/kitchen units and washer/dryer, built in Storage space. The bedroom has built in storage, well proportioned and ensuite bathroom, perfect for a single or couple.

Many local amenities and quick transport links into Central London.

Early viewings advised.



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		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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