



Christchurch Avenue, NW6 7QP
£2,250 pcm

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ANDREW** | your
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asset

Nestled within a quiet residential street, this charming property offers a rare opportunity to acquire a well-proportioned property with two double bedrooms and two bathrooms.

The semi open-plan layout boasts period bay windows that flood the living space and seated dining area with natural light. The kitchen is equipped with gas stove, integrated double oven perfect for culinary enthusiasts, full size fridge freezer and washing machine. Step outside to the private balcony off the master bedroom to revel the serene views of the communal gardens. The property features a shared driveway (first come first serve), gas central heating, carpeted flooring, integrated wardrobes, ample storage and desk space in both bedrooms. This bright and spacious residence is perfectly suited for modern living, enabling working from home and epitomizes comfort, style, and functionality, making it a perfect blend of elegance and modern convenience.

The property also benefits from a convenient proximity to Kilburn and Brondesbury Stations, providing ease of access to public transportation. Surrounded by fantastic local amenities and within walking distance of the hustle and bustle of West Hampstead. Offered furnished. Available from the 1st of July. Council Tax band: E, EPC Energy Efficiency Rating: E

- Two Double Bedrooms
- Semi Open-Plan Kitchen
- Two Bathrooms
- Well-Proportioned Layout
- Private Balcony & Communal Gardens
- Shared Driveway - First Come First Serve
- Quiet Residential Street
- Walking distance to Kilburn and Brondesbury Stations
- Offered Furnished
- Available 1st of July



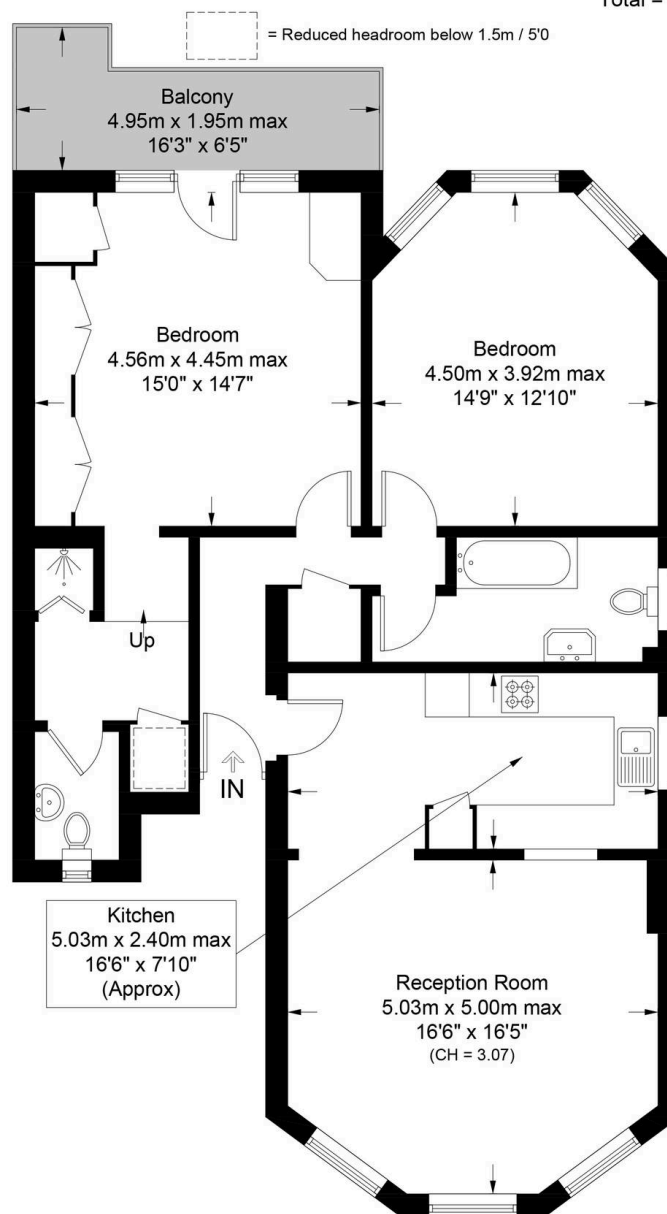




Christchurch Avenue, NW6

Approximate Gross Internal Area = 1008 sq ft / 93.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Total = 1015 sq ft / 94.4 sq m

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Upper Ground Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1213668)



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

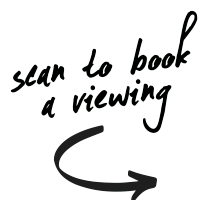
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
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Christchurch Avenue, NW6

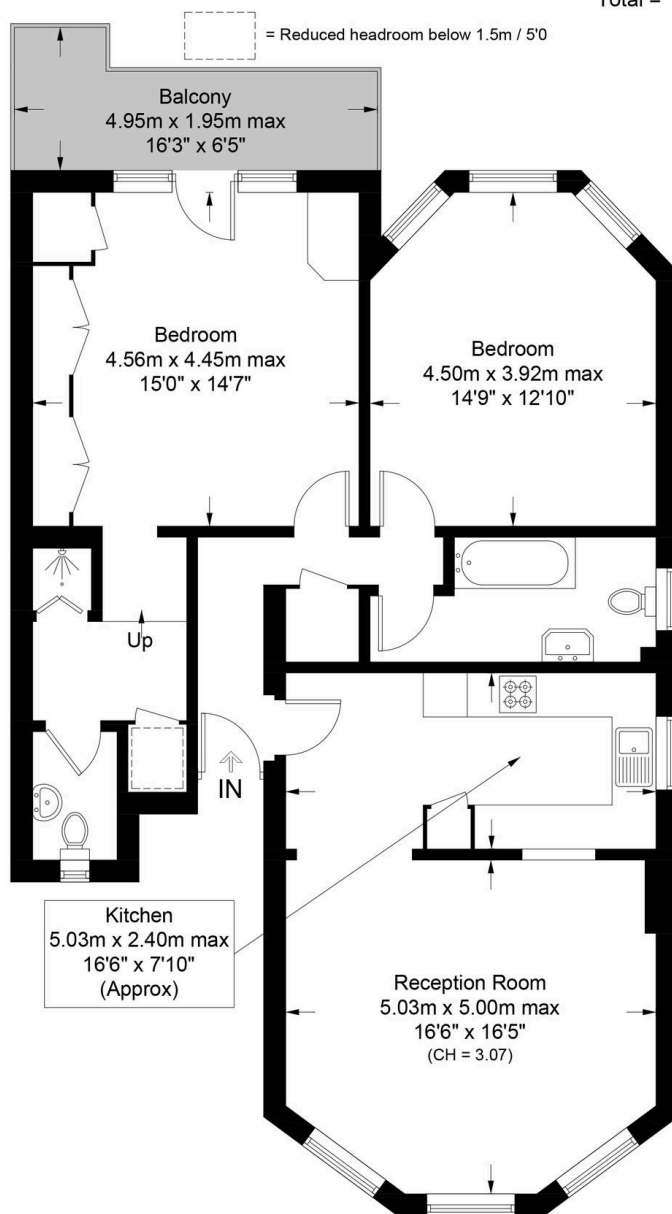
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