



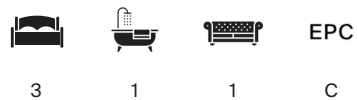
THE AVENUE

Queen's Park NW6



THE AVENUE

A spacious 3 bedroom flat spanning the top floor of an impressive semi-detached Victorian house on one of the area's most desirable roads.



Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Leasehold with approximately 105 years remaining

Service charge: £50 per month

Ground rent: £0

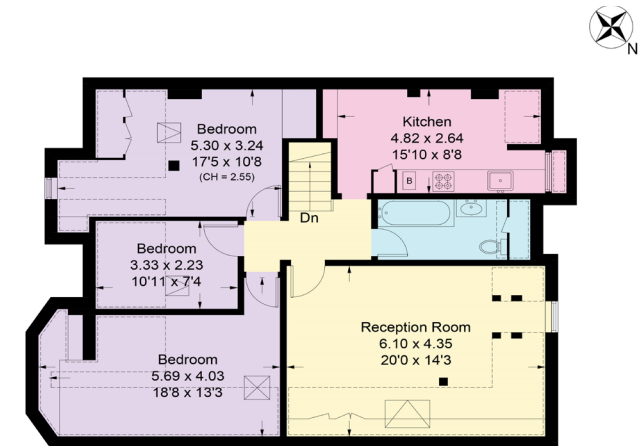
Guide Price: £600,000



The flat offers well-proportioned living space as well as 3 double bedrooms and a family bathroom.

This well laid out 3 bedroom flat spans the entire top floor of an impressive semi-detached Victorian property on one of Queen's Park most sought after roads. The flat is arranged around a central hallway, and boasts well-balanced living space and bedroom accommodation.

The large reception room is flooded with natural light and views over neighbouring rooftops thanks to the large skylights, and a separate eat in kitchen completes the living space. Across the hall are 3 double bedrooms, with the master large enough to accommodate a desk and reading space. There is also a well presented family bathroom accessible from the



Second Floor
Approximate Area = 99.3 sq m / 1069 sq ft
Including Limited Use Area (33.2 sq m / 357 sq ft)



First Floor
Approximate Area = 2.7 sq m / 29 sq ft

(Including Basement / Loft Room)
Approximate Gross Internal Area = 102 sq m / 1089sq ft

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. (ID767266)



We would be delighted
to tell you more.

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