

THE AVENUE

QUEENS PARK • NW6



 Knight
Frank

The Avenue, NW6

Approximate Gross Internal Area = 101 sq m / 1087 sq ft

= Reduced headroom below 1.5m / 5'0



A spacious 3 bedroom flat spanning the top floor of an impressive semi-detached Victorian house on one of the areas most desirable roads. The flat offers well proportioned living space as well as 3 double bedrooms and a family bathroom.

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 central hall.

Location

The Avenue is a highly sought after street in Queen's Park, offering close proximity to Tiverton Green and Queen's Park itself.

The array of trendy cafes, restaurants and shops on both Salisbury Road and the fashionable Chamberlayne Road are within easy reach and the area is well served by a number of bus routes.

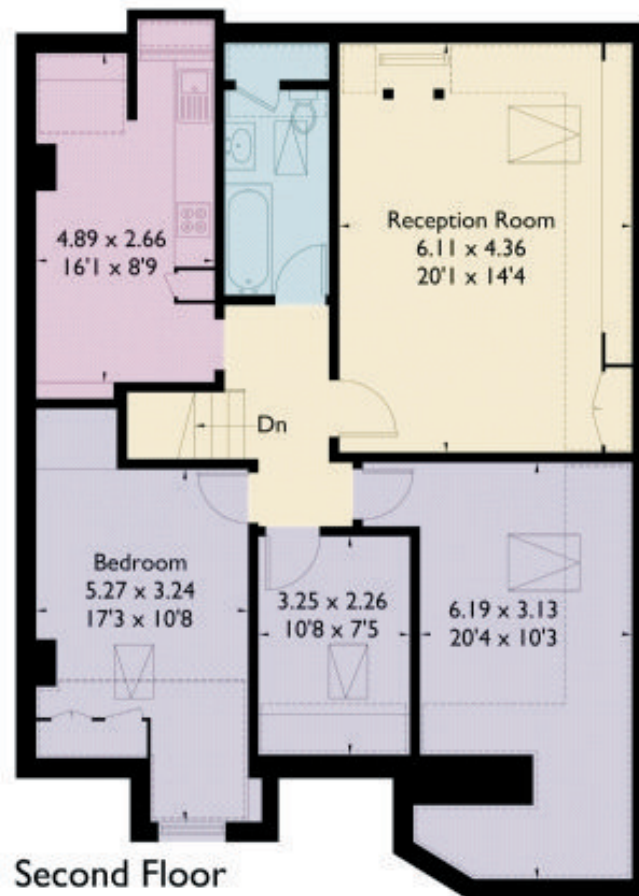
The area offers excellent access to central London via both the Bakerloo line and London Overground into Euston at Kensal Green and the Overground to West Hampstead at Kensal Rise.

TERMS:

Tenure: Leasehold

Local Authority: London Borough of Brent

Guide price: £699,950



FLOORPLANZ © 2016 0645 6344080 Ref: 163504

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



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Queen's Park

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Energy Efficiency Rating		Current	Potential
<p>Actual energy efficiency (after energy costs)</p>			
2015	A		
2016-17	B		
2018-19	C	75	78
2020-21	D		
2022-23	E		
2024-25	F		
2026	G		
<p>Not energy efficient - higher carbon dioxide</p>			
England, Scotland & Wales		EU Directive 2010/31/EU	

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