



THE AVENUE

London, NW6



A 2 BEDROOM FLAT ON THE AVENUE, NW6

A large and well proportioned two bedroom, two bathroom apartment with an open plan reception room and private terrace providing 921 sq ft.

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Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Leasehold, 991 years remaining

Ground rent: £783.48 per annum

Service charge: £6,060 per annum

Asking Price: £799,950



Located on The Avenue, the apartment offers an open-plan reception room with a contemporary kitchen complete with integrated appliances and quartz worktops. The two double bedrooms benefit from built-in wardrobes, and modern bathrooms that serve the property, one of which is an en-suite to the principal bedroom.

Further benefits include underfloor heating, an NHBC warranty, landscaped communal gardens, a resident gymnasium, concierge services, and lift services. Allocated underground parking is available by separate negotiation.

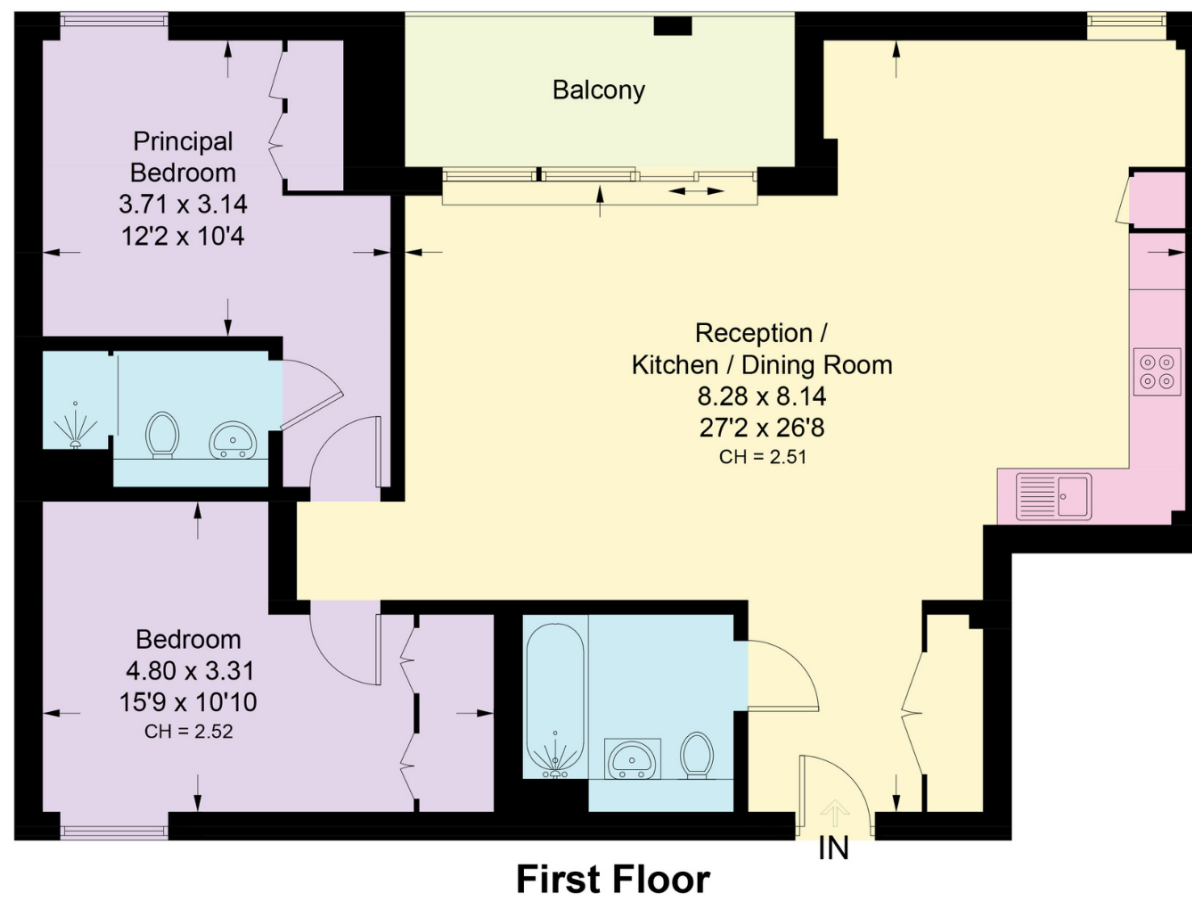
The Avenue is one of the most sought-after streets in Queen's Park. It is close to Tiverton Green and Queen's Park and is situated moments from the local shops and cafes on Salusbury Road.











Approximate Gross Internal Area = 85.6 sq m / 921 sq 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)

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