



5 The Avenue, London, NW6 7YG

£360 Per Week

'The Avenue' offers a bespoke development in Queen's Park NW6, one of London's most connected leafy neighbourhoods, close to independent shops, restaurants and local Farmers' Market.

Within a few minutes walk to Queens Park, Brondesbury, Brondesbury Park and Kilburn Stations.

This studio suite is set over 415 square foot and is situated on the ground floor & comprises of a spacious open plan studio room with luxury fitted kitchen access to good size balcony and a luxury bathroom suite.

The apartment enjoys a sunny South facing aspect.

The Avenue further benefits from concierge service, cycle store, courtyard and gym.

COMES FURNISHED. PROPERTY AVAILABLE 07.12.2026

- 5 THE AVENUE NW6
- WEST FACING BALCONY
- CLOSE TO SHOPS, BARS & RESTAURANTS
- GYM
- STUDIO SUITE
- CONCIERGE
- FURNISHED
- OVER 414 SQUARE FEET
- WALK TO 4 STATIONS
- AVAILABLE FROM 07.12.2026

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STUDIO SUITE



STUDIO SUITE



STUDIO SUITE



STUDIO SUITE



KITCHEN



BATHROOM

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BALCONY



5 THE AVENUE



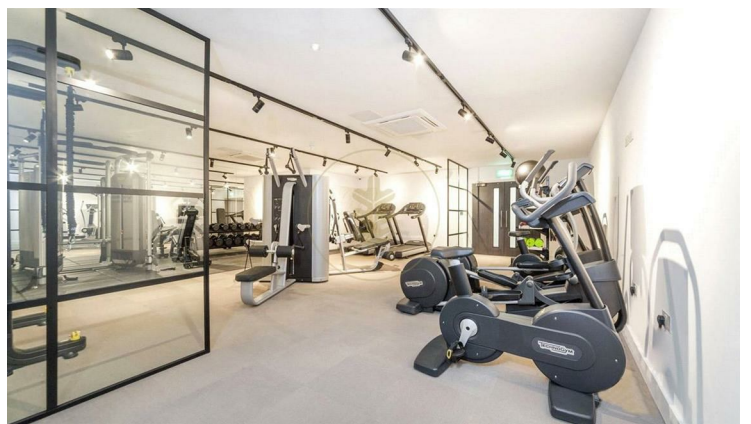
VIEW FROM BALCONY



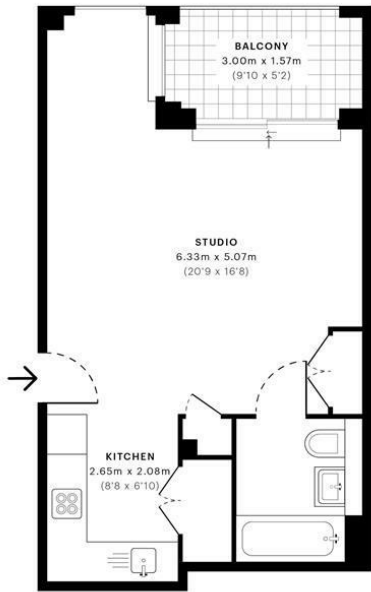
STUDIO SUITE



5 THE AVENUE



RESIDENTS GYM



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
38.51 sqm / 414.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements, internal floor height
37.35 sqm / 402.03 sqft

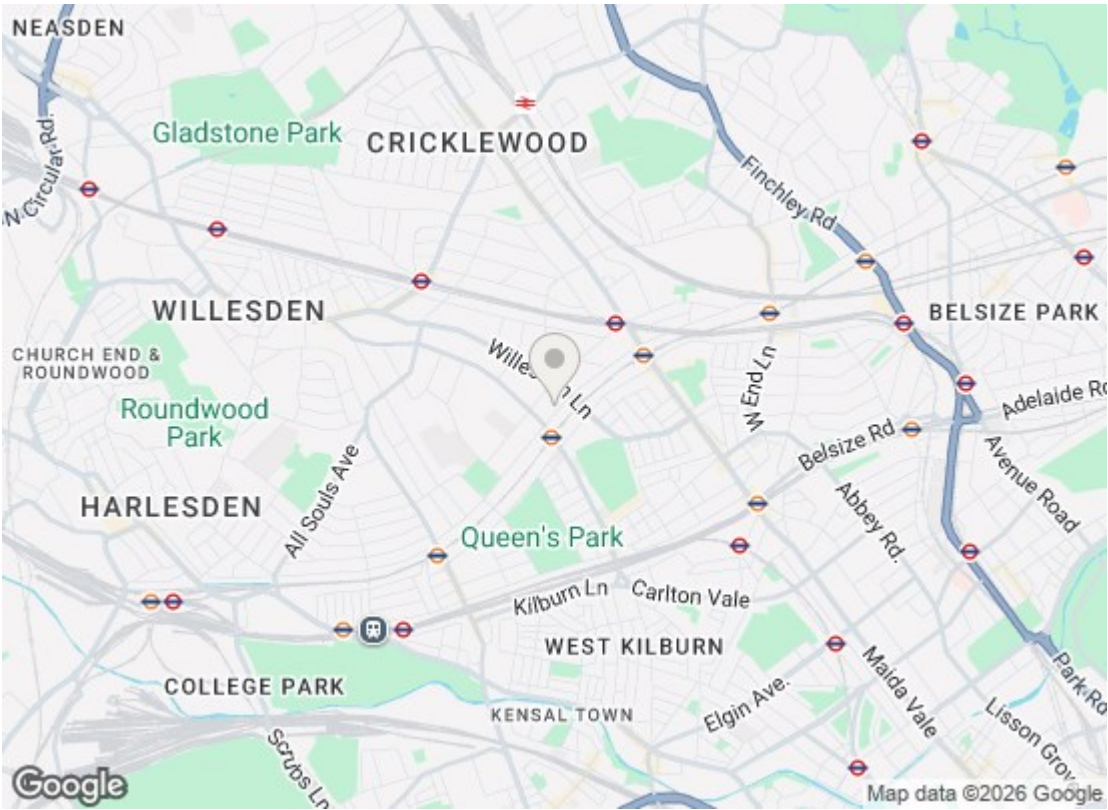
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
4.55 sqm / 48.98 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B Residential: 43.45 sqm / 467.69 sqft
IPMS 3C Residential: 42.49 sqm / 457.36 sqft
SPEC ID: 60b8f568a008500da075d127



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.