



The Avenue, London, NW6 7YG

£472,000

'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 1 bedroom apartment is set over 532 square foot and is situated on the second floor & comprises of a spacious open plan living room with luxury fitted kitchen access to good size balcony, fitted bedroom and luxury bathroom suite.

The apartment enjoys a sunny South facing aspect

The Avenue further benefits from Concierge service, Cycle store, Courtyard and Gym.

GROUND RENT £653 PA / SERVICE CHARGE £3296 PA / LEASE 991 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 1 BEDROOM
- GOOD SIZE BALCONY
- WALK TO 4 STATIONS & SHOPS
- WALK TO STATIONS
- LUXURY BATHROOM SUITE
- SET OVER 530 SQUARE FOOT
- CONCIERGE SERVICE
- SECOND FLOOR
- SOUTH FACING
- GYM

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GYM



KITCHEN



THE AVENUE



BALCONY



THE AVENUE



RECEPTION ROOM

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BATHROOM



RECEPTION ROOM



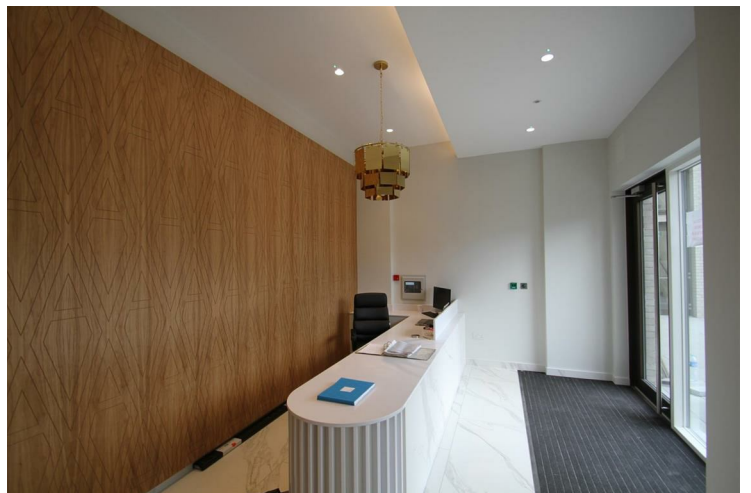
BEDROOM



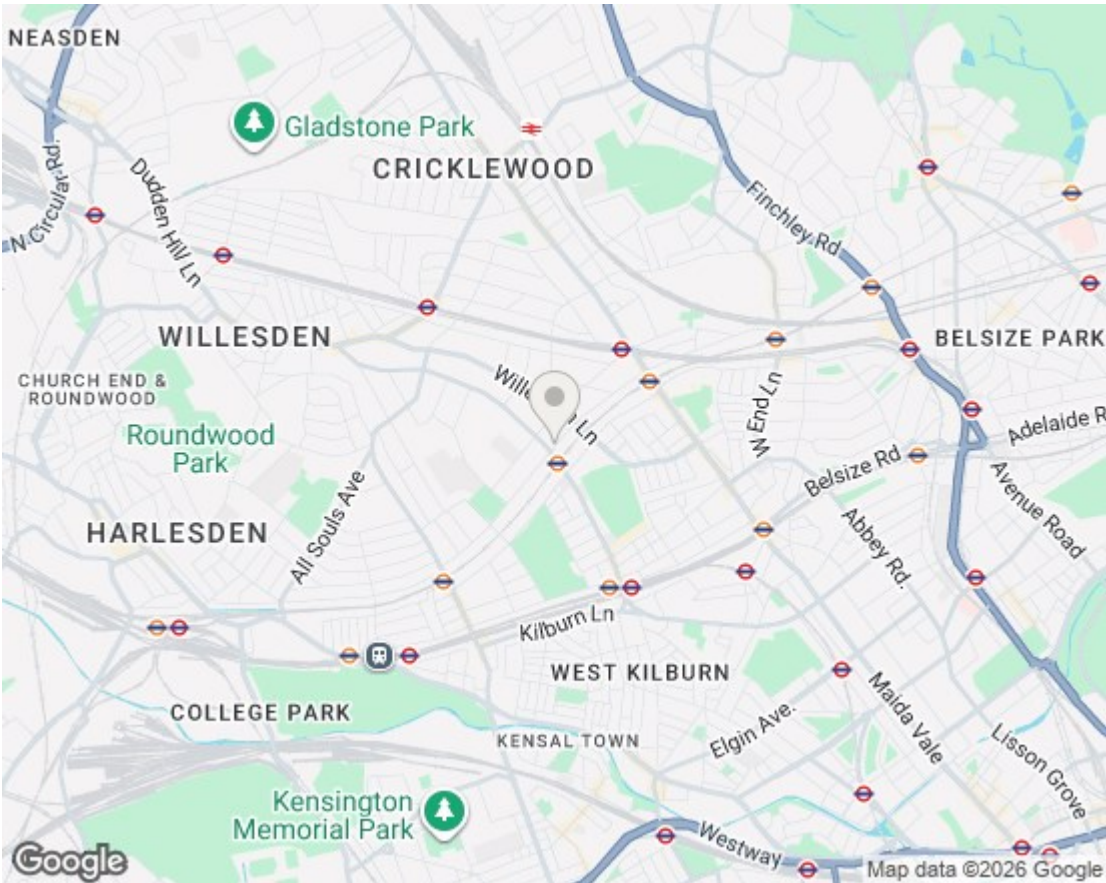
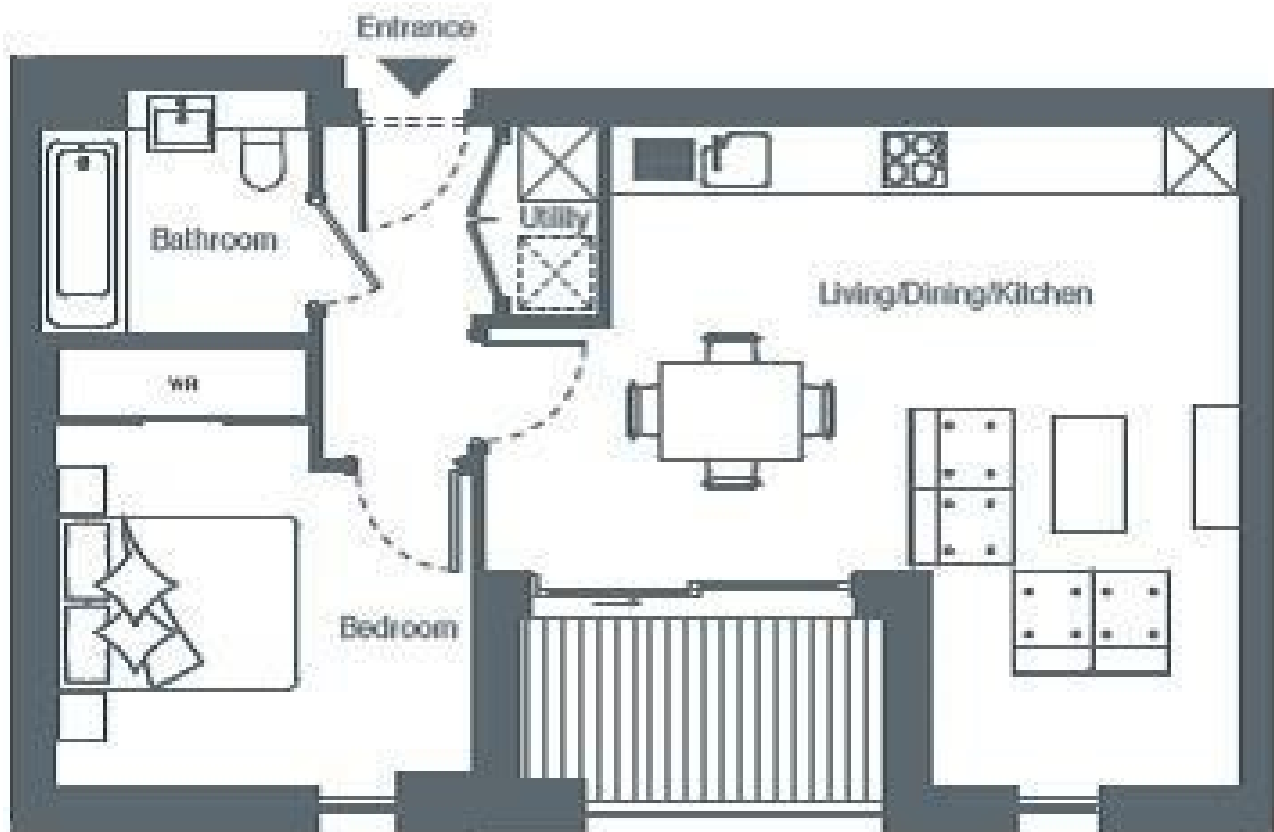
RECEPTION ROOM



BEDROOM



CONCIERGE



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		