



## CHRISTCHURCH AVENUE, NW6

£775,000

Two Bedrooms  
Two Bathrooms  
Share of Freehold  
South Facing  
Garden Studio  
Private Garden

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS

# ABOUT THE PROPERTY

This rarely available ground floor flat forms part of an attractive property, ideally located in one of the area's most sought-after neighbourhoods, within easy reach of both Kilburn and Queen's Park. The property benefits from its own private side entrance, leading into a wider-than-average hallway with excellent built-in storage.

Situated in the highly sought-after Brondesbury Conservation Area, this property enjoys a prime location close to Kilburn, West Hampstead, and Queen's Park. The area offers a fantastic selection of independent delis, cafés, bars, and restaurants, creating a vibrant local

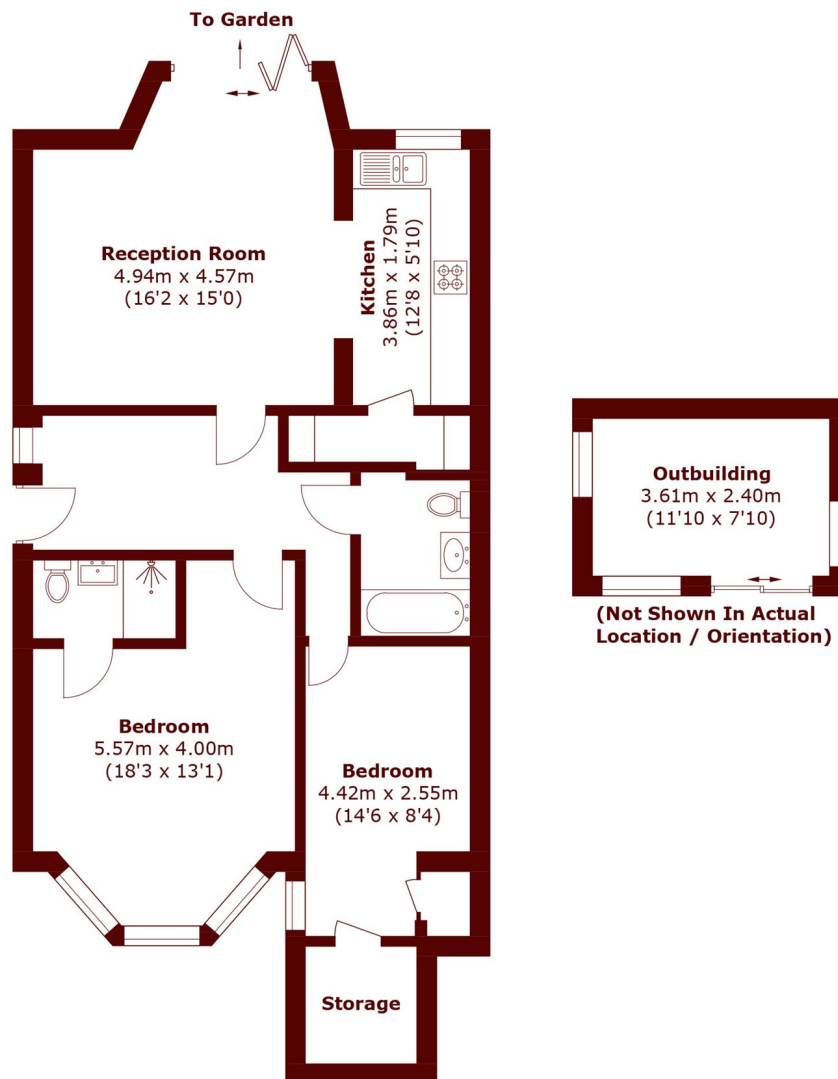








# STEP INSIDE CHRISTCHURCH AVENUE



Total area (approx.): 83.3 sq. m (896.6 sq. ft)  
Outbuilding: 8.9 sq. m (95.8 sq. ft)

**Willesden Green**  
020 8451 0420

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**