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# Christchurch Avenue, Queens Park, London, NW6

## Offers In The Region Of £450,000



Two-Bedroom Garden Apartment with Long Lease and Excellent Transport Links in Queens Park, situated within a purpose-built block and offering approximately 732 sq ft of versatile lateral living space in the desirable Queens Park area.

The accommodation comprises two generously sized double bedrooms, a modern bathroom, a separate W/C, and a bright reception room featuring double doors that open directly onto the communal garden — providing seamless indoor-outdoor living. The contemporary kitchen is thoughtfully designed with ample storage and workspace, catering to all your culinary needs.

Offered with a long lease and sold chain-free, this apartment represents an excellent opportunity for both owner-occupiers and investors seeking a well-connected property in a sought-after location.

Conveniently positioned, the apartment benefits from superb transport links, including Brondesbury Park Overground station (0.4 miles) and Kilburn Jubilee Line station (0.8 miles), alongside direct bus routes into Central London. Queens Park itself offers a vibrant community atmosphere, with an array of shops, bars, and restaurants close at hand.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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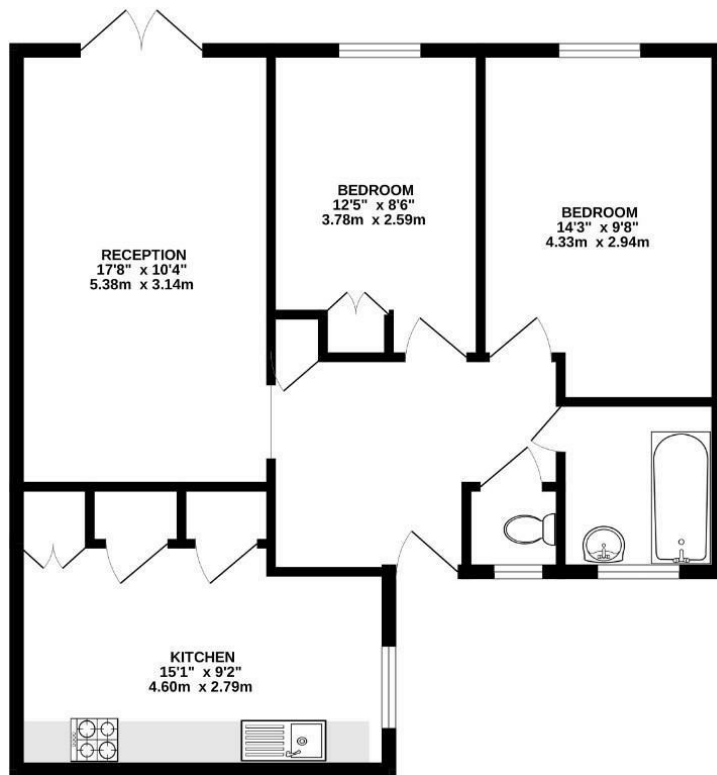
## KEY FEATURES

- Two Bedroom Garden Flat
- Purpose Built Building
- Over 732 sq.ft. of internal living space
- Direct access to communal gardens
  - Quiet estate
  - Sold chain-free
- Desirable neighbourhood of Queens Park



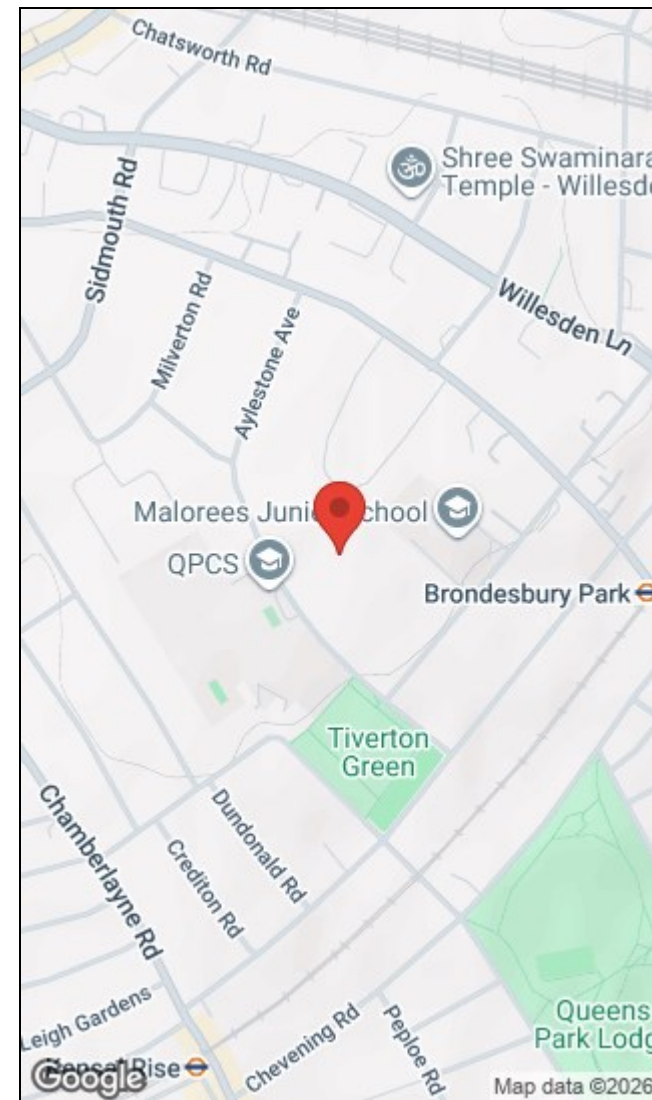


GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		73	
		78	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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