



The Avenue, London, NW6 7YG

£375 Per Week

'The Avenue' is 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 420 square foot and is situated on the first floor & comprises 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 FROM 14.09.2023

- STUDIO SUITE
- GOOD SIZE BALCONY
- WALK TO 4 STATIONS & SHOPS
- SET OVER 420 SQ FEET
- LUXURY BATHROOM SUITE
- FURNISHED
- CONCIERGE & GYM
- FIRST FLOOR
- AVAILABLE FROM 14.09.2023
- SOUTH FACING ASPECT

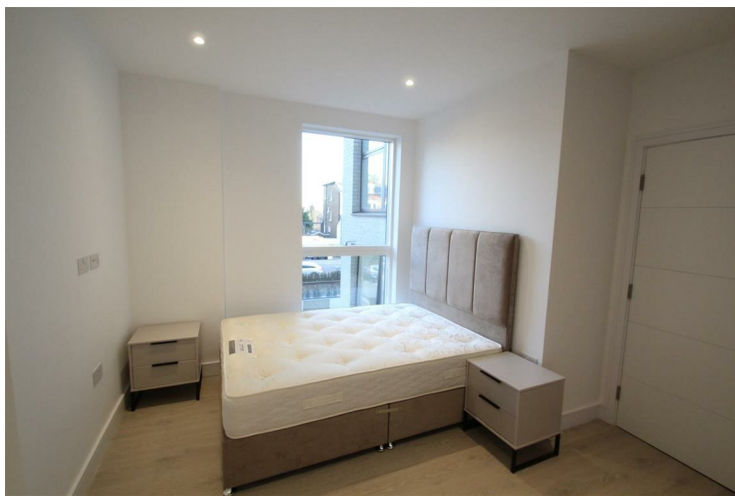
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STUDIO SUITE



BATHROOM



STUDIO SUITE



GYM



KITCHEN



THE AVENUE

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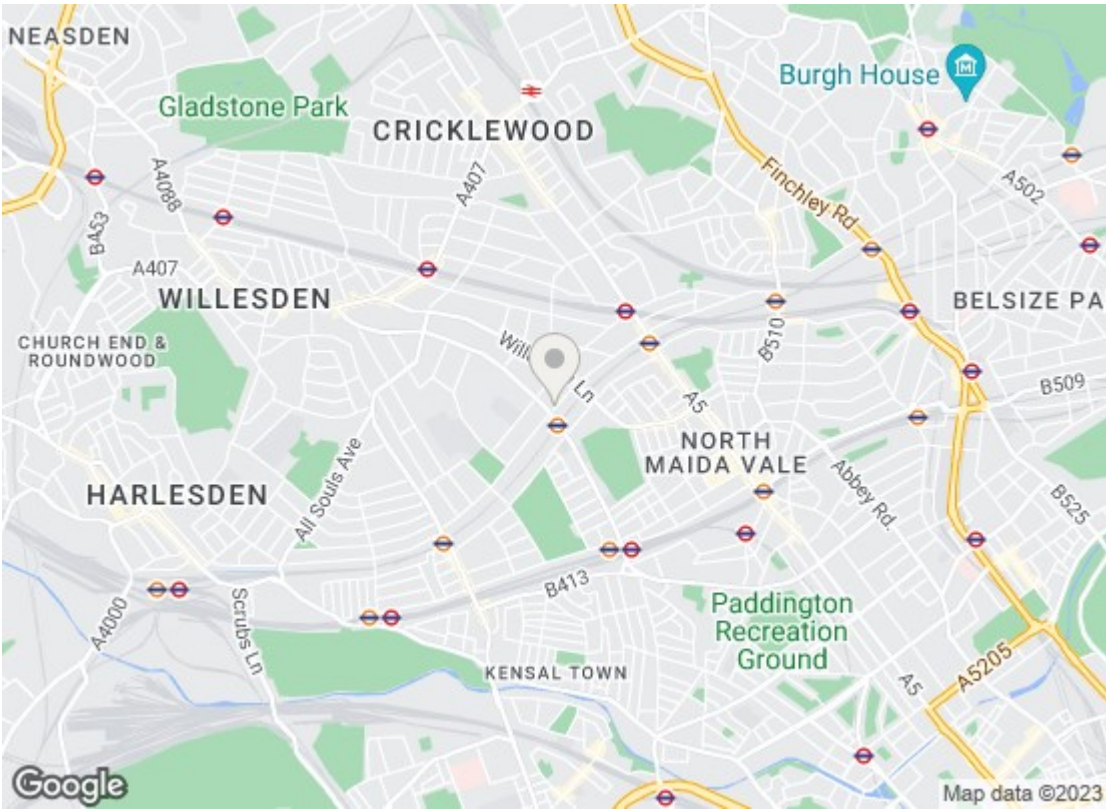
BALCONY



STUDIO SUITE



CONCIERGE LOBBY



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