

## The Avenue, London NW6

**£599,950**

We are pleased to be able to offer this bright and spacious first floor, two bedroom apartment within this period house situated moments from Queens Park. This apartment offers a lovely reception room with feature fireplace and wood floors, adjoining Fitted Kitchen with excellent storage and possible dining space, main bedroom with built-in wardrobes, tiled family bathroom, the bedrooms also have pleasant views over gardens. The Avenue is conveniently positioned with shops and transport nearby including Queens Park and Brondesbury Station ( Bakerloo and Overground ) whilst a vast array of shops and restaurants can be found in along and around Salusbury Road. Leasehold 957 years with a Share in the Freehold. Service charge £2092.00 pa, Council tax Band D.

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Reception room



Bedroom 2



Kitchen



Bathroom



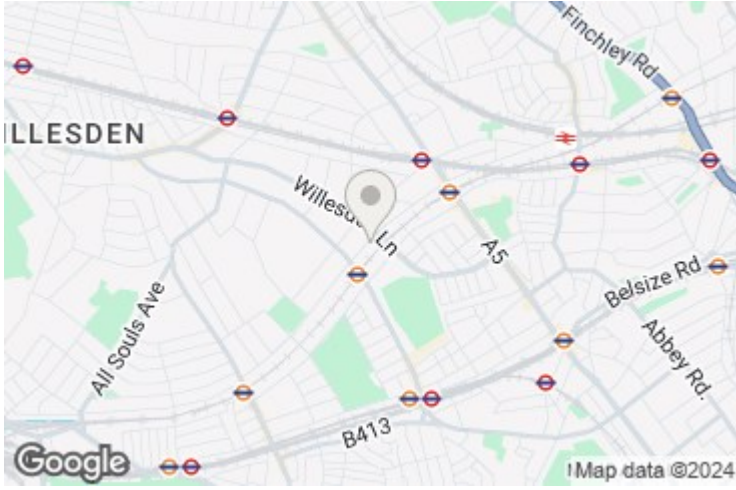
Bedroom 1



Exterior



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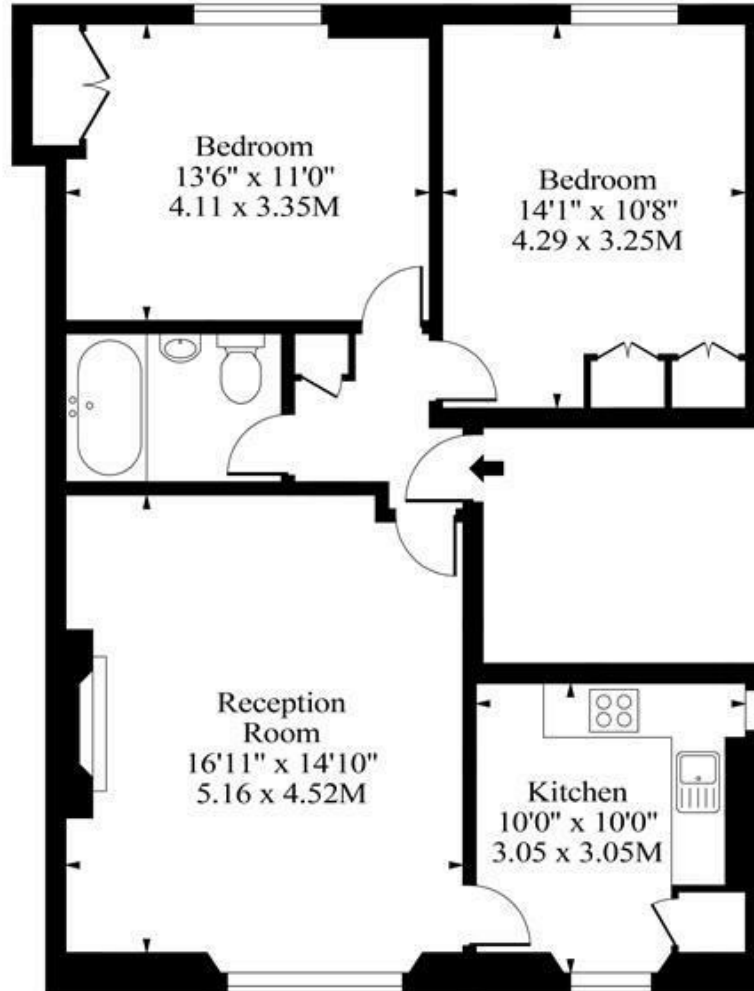


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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### First Floor

Approx Gross Internal Area      781 Sq Ft - 72.55 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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