



# The Avenue, Queen's Park, NW6

Asking Price: £750,000

Benham  
& Reeves

# The Avenue, Queen's Park, NW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom, ground floor apartment comprising 921 sqft / 85 sqm within this exclusive and recently new build sought-after development.

This elegant and fashionable home offers well-proportioned accommodation throughout, including a modern fully-fitted kitchen/dining/living room with direct access to a spacious private terrace. This wonderful property further benefits from an on-site gym, concierge, cycle store, communal gardens and potential availability for secure underground parking.

The Avenue is superbly situated and is in close proximity to Brondesbury Park Overground station together with convenient access to the many fashionable cafes and local amenities of Queen's Park.



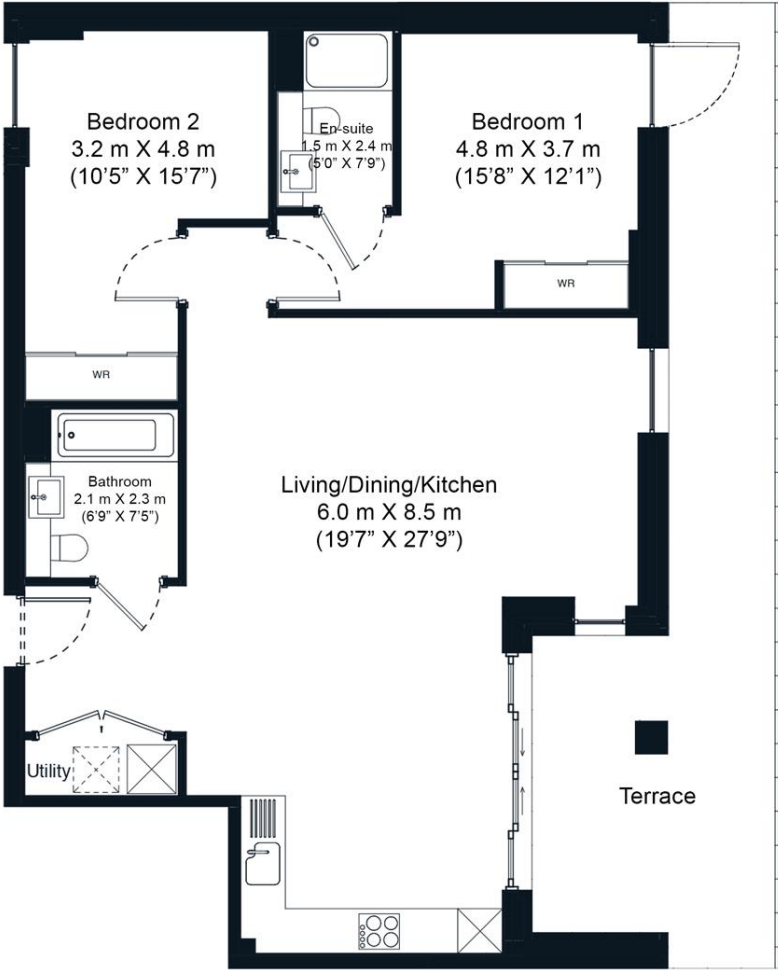


## Property Features:

- Two Bedroom
- Two Bathroom
- 921 sqft / 85 sqm (Approx.)
- Luxury Gated Development
- Spacious Private Terrace
- Communal Gardens
- Concierge Service
- Residents Gym
- Secure Parking potentially available



## Ground Floor Total Gross Internal Area 85 Sq/m - 921 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£750,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 993 Years Remaining
Ground Rent:	£783.00 (per annum) 2024
Service Charge:	£9,208.00 approx. (per annum) 2024

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM220114

T: 020 7435 9681

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W: [www.benhams.com](http://www.benhams.com)

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