



The Avenue, Queen's Park, NW6

Asking Price: £750,000

Benham
& Reeves

The Avenue, Queen's Park, NW6

 3 Bedroom (s)  1 Bathroom (s)  Leasehold

A wonderful opportunity to purchase a bright and spacious three bedroom apartment set within an attractive double fronted period house. This superb first floor property comprises an impressive 1,122 sqft / 104.2 sqm.

Flooded with natural light together with many period features, this charming home provides desirable lateral accommodation and further benefits from a welcoming entrance hall, double-aspect 21ft / 6.4m reception room, 3 bedrooms, bathroom, separate WC, double-aspect fully-fitted kitchen and a 39ft / 12m private front garden.

The Avenue is a wide, tree-lined residential road in the sought-after areas of Brondesbury Park and Queen's Park. The property is in close proximity to the shops, cafes, restaurants and bars on the popular Salusbury Road together with the local transport links of Brondesbury Park (Overground), Queen's Park station (Bakerloo & Overground) and Kilburn station (Jubilee).





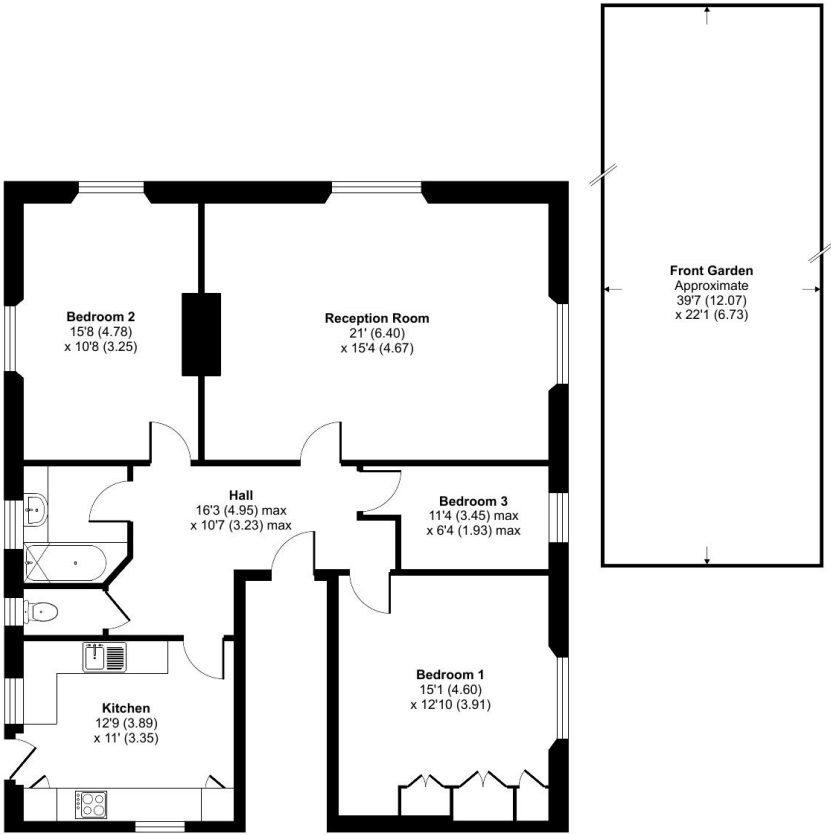
Property Features:

- 1,122 sqft / 104.2 sqm (Approx.)
- 3 Bedrooms
- 21ft / 6.4m Double-Aspect Reception Room
- Spacious Entrance Hall
- Double-Aspect Kitchen
- Bathroom
- Seperate WC
- Private Front Garden
- First Floor Apartment
- Chain Free



The Avenue, London, NW6

Approximate Area = 1122 sq ft / 104.2 sq m
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Benham & Reeves. REF: 1187837

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 24/12/2113
Approximately 89 Years Remaining

Ground Rent: £100.00 (per annum)

Service Charge: To be confirmed

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM220150

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E: hampstead.sales@benhams.com

W: www.benhams.com

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