

A-B-A-C-U-S

WEST HAMPSTEAD

Christchurch Avenue, Kilburn London, NW6

44ft PRIVATE GARDEN* TERRACE* *PARKING* 1009SQFT Fabulous large and bright two double bedroom garden apartment situated on the raised ground floor of this impressive Victorian conversion. Big bright reception with wood flooring and high ceilings, leading to large terrace and direct access to a private garden. Two great size double bedrooms with bay windows. Walk-in wardrobe /separate storage room. Separate fully fitted kitchen and family size bathroom. Driveway for off - street parking. Ideally located on this quiet tree lined street only mins. Walking distance to Kilburn Jubilee line Tube Station and Brondesbury Park overground. Also mins. walk to Salusbury Road cafes and boutique shopping and the open space of Queens Park. Available 8th Jan. Must be seen!

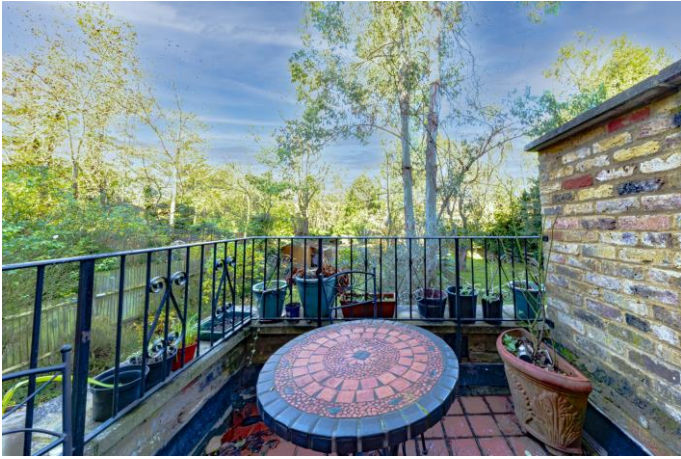


£475 per week

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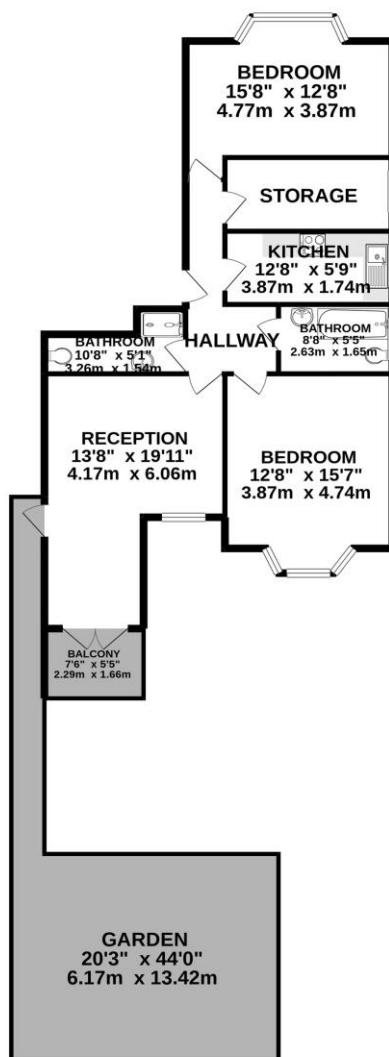


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



RAISED GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 1009sq.ft. (93.7 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 mis-statement. 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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VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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