

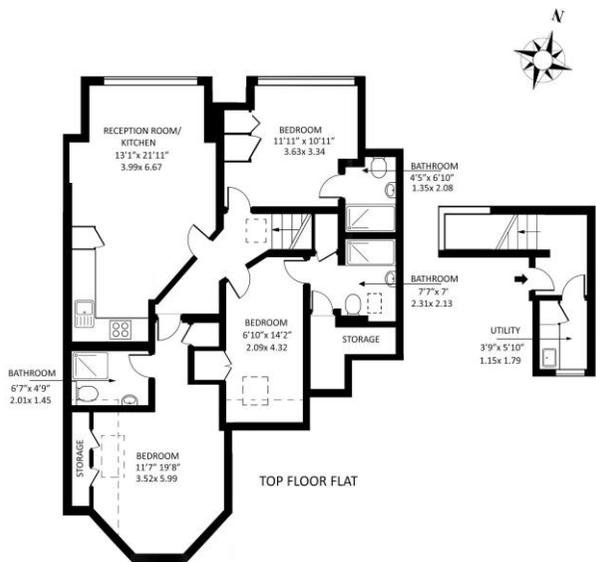


3 Bedroom Flat
Christchurch Avenue
London NW6

- Three double bedrooms
- New wood floors
- Victorian conversion
- NEWLY fitted kitchen

Price: £750 pw / £3,250 pcm

CHRISTCHURCH AVENUE, NW6



Approx gross internal area : 899 sq ft - 83.5 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. www.tomekphotography.co.uk



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

BRAND NEW REFURBISHMENT. High spec THREE DOUBLE BEDROOM, THREE ENSUITE bathrooms split level first and top floor apartment (approx 799 sq ft.) within this Victorian property located on this tree lined road in Brondesbury. Boasting a bright reception room, three double bedrooms each with storage and newly tiled shower rooms plus utility room with sink, storage and washer /dryer, brand new integrated open plan kitchen with all appliances. The property is perfectly positioned on Christchurch Avenue moments from the boutique shops, restaurants and bars of Queens Park and Brondesbury. The property offers superb transport links to the West End and the City via the Jubilee and Metropolitan lines with the Overground providing gateways across London and beyond. Avail NOW!

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.