



Christchurch Avenue, Kilburn, NW6 7QW

£415 Per Week

| 2 Bed

| 1 Bath

| 1 Reception

MAPESBURY

£415 Per Week

- 2 Bed | 1 Bath
- Gated Parking
- Wooden Floors
- Communal Gardens
- Opposite Kilburn Station
- EPC Rating C
- Top Floor Flat
- Lift/Entryphone
- Newly fitted kitchen
- Excellent Bus Links
- Available Now
- Council Tax: C

New Spacious Two Bedroom Flat located on the top floor of this purpose-built development on the highly sought-after Christchurch Avenue. The property is conveniently positioned opposite Kilburn Underground Station, providing Jubilee Line access into Central London.

Situated on the third floor, the property comprises of Two generously sized double bedroom with fitted wardrobe and ample storage, a bright reception room with charming angled windows and space ideal for plants, leading to an open-plan fully fitted kitchen and a fully tiled bathroom. Further benefits include modern wooden flooring throughout, double glazing, entryphone system, lift access (wheelchair friendly), electric heating, communal gardens to the rear and a gated residents' parking area.

The property is within walking distance of Kilburn's shops and restaurants, as well as the green open spaces of Kilburn Grange Park with its outdoor gym, approximately a 15-minute walk away. The boutiques and cafés of West End Lane and Salusbury Road are also nearby, while the popular Saturday French Market at West Hampstead is just one stop away.

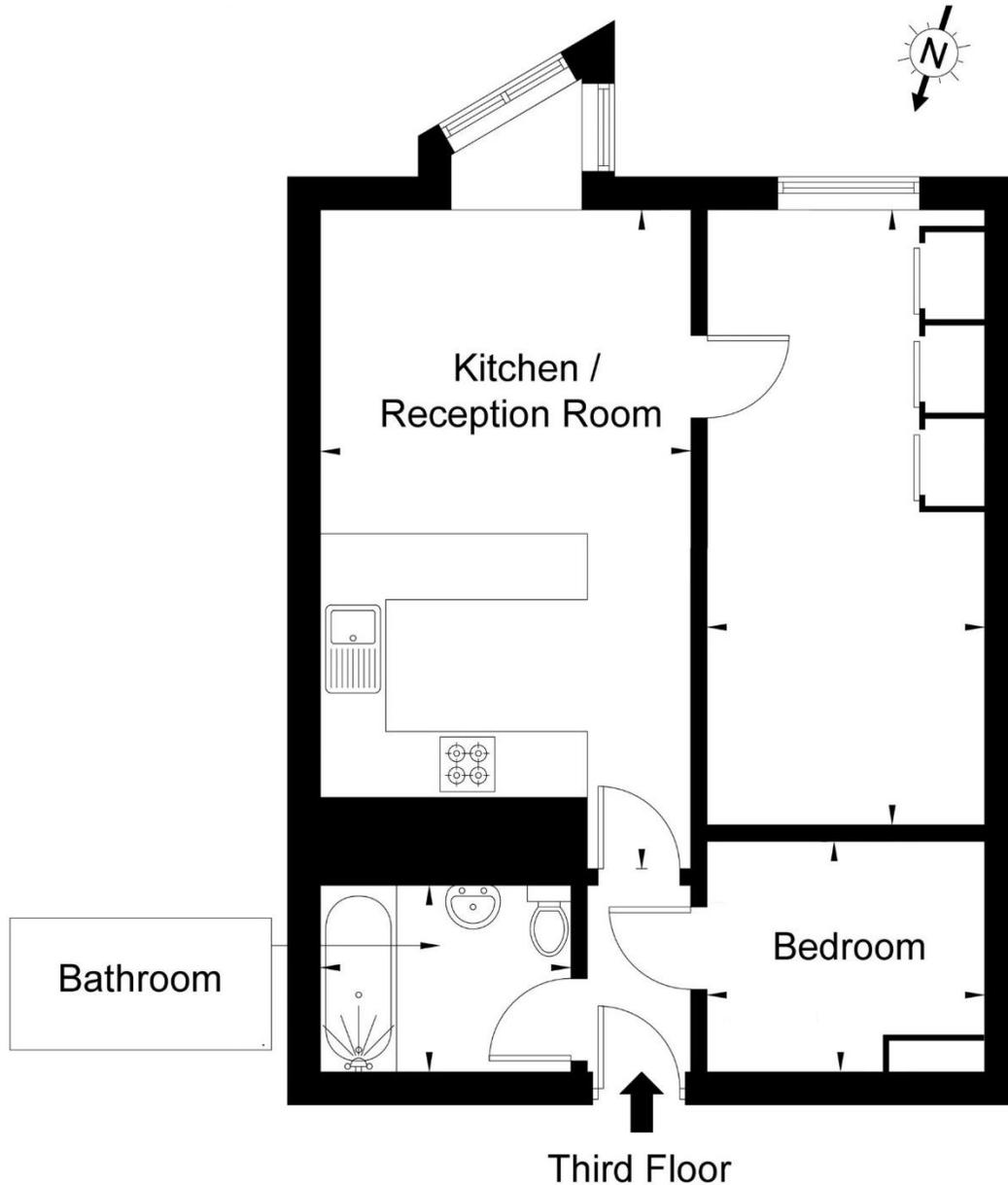
Westfield Shopping Centre and Brent Cross Shopping Centre are a short drive away, with Maida Vale, St John's Wood, Ladbroke Grove and Notting Hill easily accessible via the Kilburn Station offering the Jubilee Line and the London Overground via Brondesbury Station.





Joules House, Christchurch Avenue, NW6 7QW

Approx Gross Internal Area = 48.9 sq m / 526 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 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  | |

MAPESBURY

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