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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



THE AVENUE
QUEENS PARK
LONDON, NW6

£1,150 PER WEEK
SUBJECT TO CONTRACT

SOLE AGENT - FEE AVAILABLE

A stunning interior designed, brand new 4 bedroom, 4 bathroom duplex apartment of over 1900sqft with private roof terrace and off street parking, set within 'The Avenue', a prestigious new development in Queens Park, from Regal London.

This luxuriously appointed flat is equipped to the highest specifications with quartz worktops and Siemens appliances. Exquisitely finished and furnished to the highest standard comprising; 4 bedrooms, 4 bathrooms, a large reception room, stunning fitted kitchen, 2 private terraces, secure underground parking, on-site Concierge, a communal Gym, and landscaped communal gardens.

The exclusive new development is only a few minutes from Brondesbury Park Station and also within walking distance of Jubilee and Bakerloo line connections. Superbly located in the wonderful residential area between Queen's Park and West Hampstead, it is close to Salusbury Road shops and restaurants such as Gail's Bakery, Planet Organic, M&S, Alice House, and Michiko Sushino.

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ACCOMMODATION

- 3 Bedrooms with En-Suite Bathrooms
- 4th Bedroom
- Family Bathroom
- Open Plan Kitchen/ Reception Room

AMENITIES

- Roof Terrace
- Balcony

COUNCIL TAX

Brent (Band G)

EPC RATING:

B

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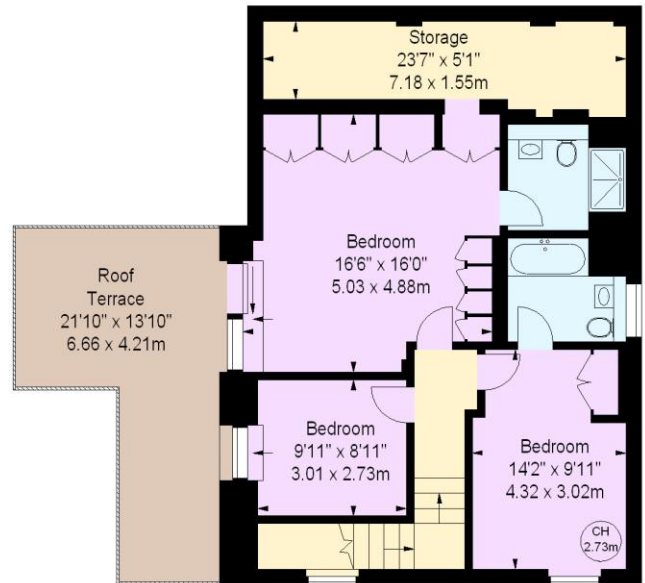
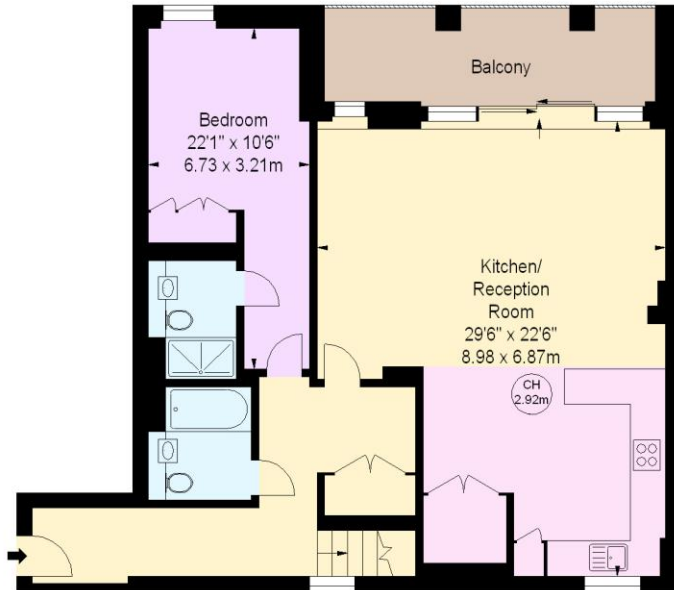
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

The Avenue, NW6

Approximate gross internal area
1936 sq ft / 179.85 sq m

Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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		



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