

## The Avenue, Queens Park, London, NW6

**£645 per week**  
**Subject to contract**

Set within this exclusive new build development is this fantastic first floor (with a lift) two bedroom apartment benefiting from a concierge service and allocated parking for one car. This elegant and stylish apartment offers well-proportioned accommodation throughout, including a fantastic kitchen/dining/living room with direct access to a large private terrace, separate utility cupboard, two great sized bedrooms with floor to ceiling built in wardrobes, master bedroom with an en-suite bathroom, a family shower room and under floor heating throughout. The property further benefits from an onsite gym, cycle store, secure underground parking and communal gardens. The Avenue is superbly situated and just a three-minute walk to Brondesbury Park over ground with convenient access to many fashionable cafes and local amenities of Queens Park.

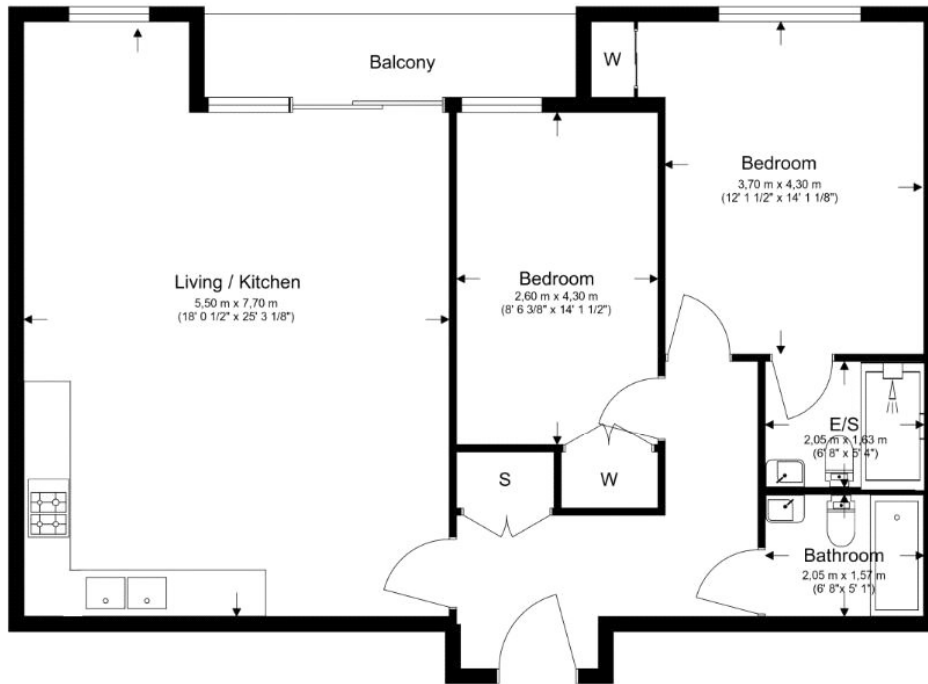
Available now on a furnished basis

- Brand new development
- Two bedrooms
- Two bathrooms
- Concierge
- First floor
- Open plan kitchen / reception room
- Large private terrace
- Gym
- Cycle storage





**Total Gross Internal Area**  
84.7 Sq/m - 912 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements