

The Avenue, Queen's Park NW6



The Avenue, Queen's Park **NW6**

A large and well proportioned two bedroom, two bathroom apartment with an open plan reception room and private terrace providing almost 950sqft.

Located on The Avenue, the apartment offers an open-plan reception room with a contemporary kitchen complete with integrated appliances and quartz worktops.

The two double bedrooms benefit from built-in wardrobes, and two bathrooms serve the property, one of which is an en-suite to the principal bedroom.



Guide price: £700,000

Tenure: Leasehold: approximately 994 years remaining

Service charge: £5,864.97 per annum, reviewed annually, next review due 2025

Ground rent: £652.90 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Brent

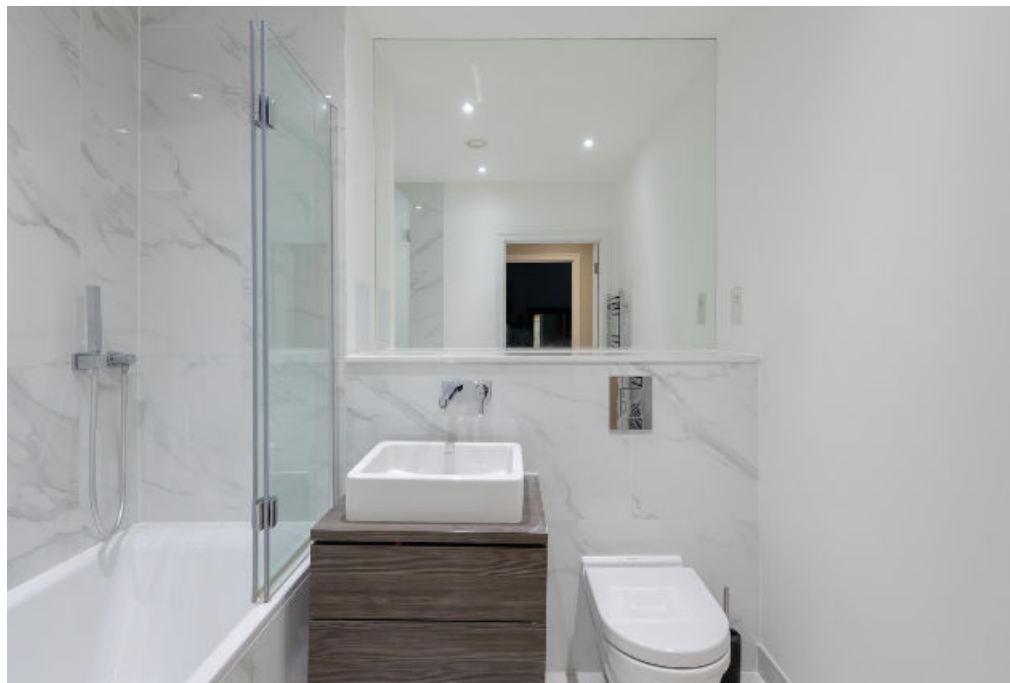
Council tax band: E





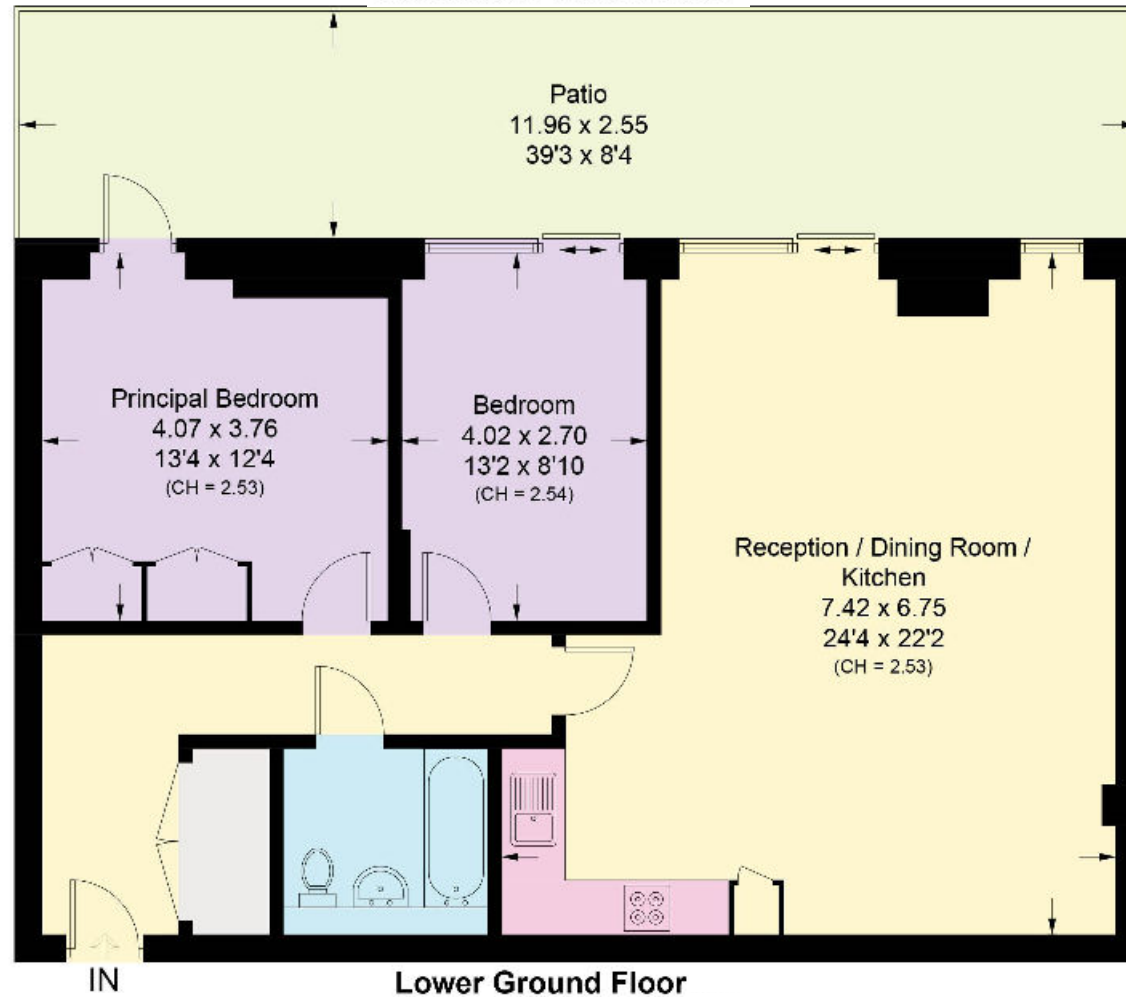
Further benefits include underfloor heating, an NHBS warranty, landscaped communal gardens, a resident gymnasium, concierge services, and lift services.

The Avenue is one of the most sought-after streets in Queen's Park. It is close to Tiverton Green and Queen's Park and is situated moments from the local shops and cafes on Salusbury Road.



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Approximate Area = 86.9 sq m / 935 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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