

# The Avenue, Queen's Park NW6

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# The Avenue, London NW6

A rare opportunity to acquire a four bedroom split level property on one of Queen's Park's premier roads, The Avenue.

This grand home with its own front door and private garden offers 2,181 sq ft of living space and has been tastefully renovated to a high standard.

On the first floor, there is a large kitchen/dining room to the rear of the property, fully fitted with modern appliances. This floor further benefits from a large reception room to the rear, with a balcony overlooking the garden. Two additional bedrooms and a large family bathroom complete this floor.



**Guide price:** £1,600,000

**Tenure:** Leasehold: approximately 166 years remaining

**Service charge:** £550 per annum, please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquiries.

**Ground rent:** £10 per annum

**Local authority:** London Borough of Brent

**Council tax band:** E

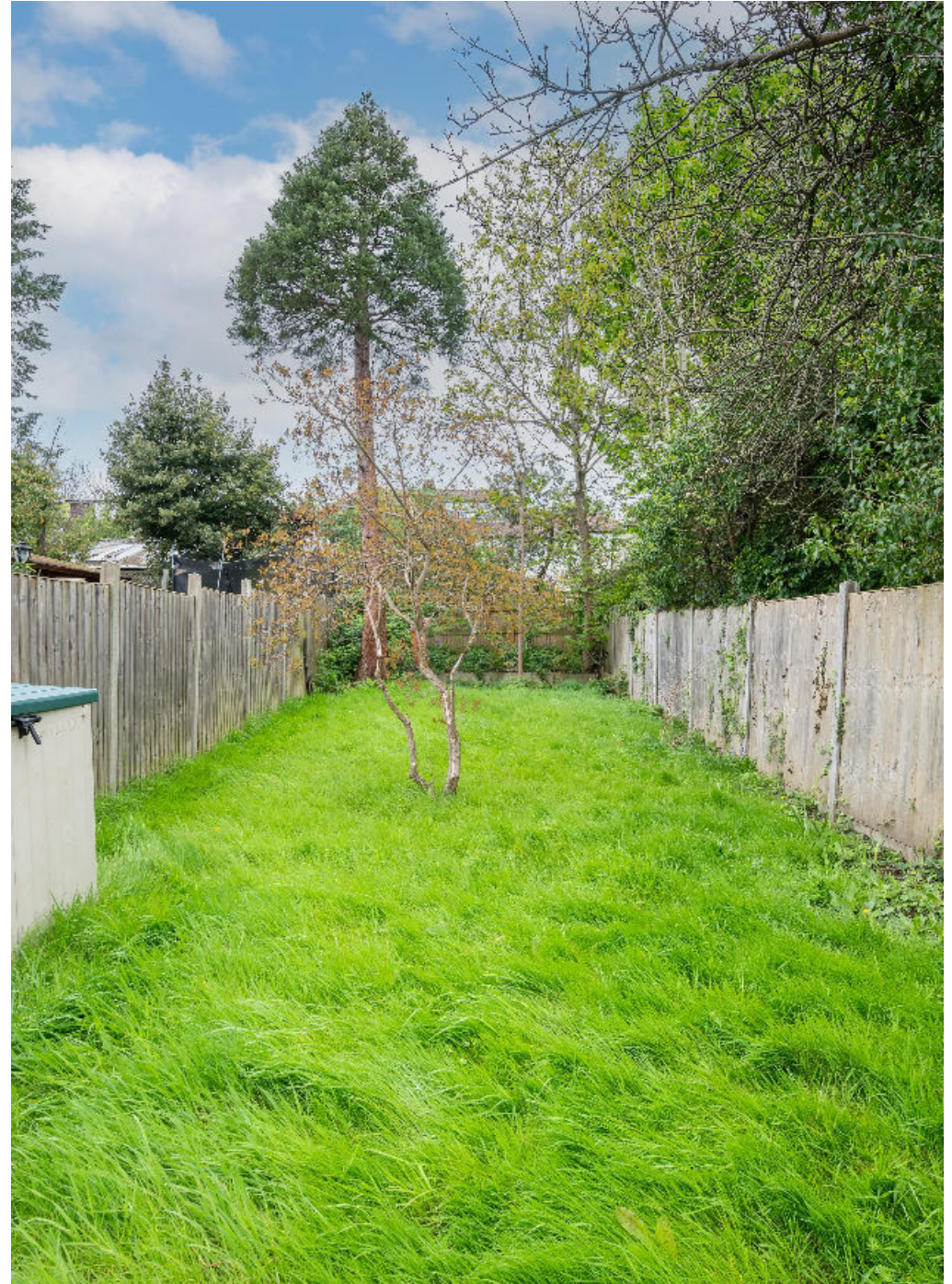




Two generously proportioned bedrooms are situated on the top floor, both of which are en suite. The top floor further benefits from a balcony in the principal bedroom and substantial storage in the eaves.

The Avenue is one of the most sought-after streets in Queen's Park, offering close proximity to Tiverton Green and Queen's Park itself. The array of trendy cafes, restaurants, and shops on both Salisbury Road and the fashionable Chamberlayne Road are within easy reach, and the area is well-served by a number of bus routes. The area offers excellent local transport links to central London via nearby Brondesbury Park Overground station (approximately 0.1 mile away) and Queen's Park Underground station (approximately 0.6 miles away).





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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Approximate Area = 202.6 sq m / 2181 sq ft  
Including Limited Use Area & Eaves (36.7 sq m / 395 sq ft)



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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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Particulars dated April 2024. Photographs and videos dated April 2024.

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