



ABACUS



NEW TO THE MARKET

The Avenue, Queens Park, NW6

£699,950STC

With the park on its doorstep this 2 bed lateral apartment of almost 1100 SQFT is offered in good condition throughout with the added benefit of off-street parking. Well served for transport with Brondesbury Park (London Overground), Queens Park (Bakerloo Line) and Kilburn (Jubille Line) stations all within a few minutes walk. The bustling thoroughfare of Salusbury Road with its boutique shops, weekend farmers market and planet organic.



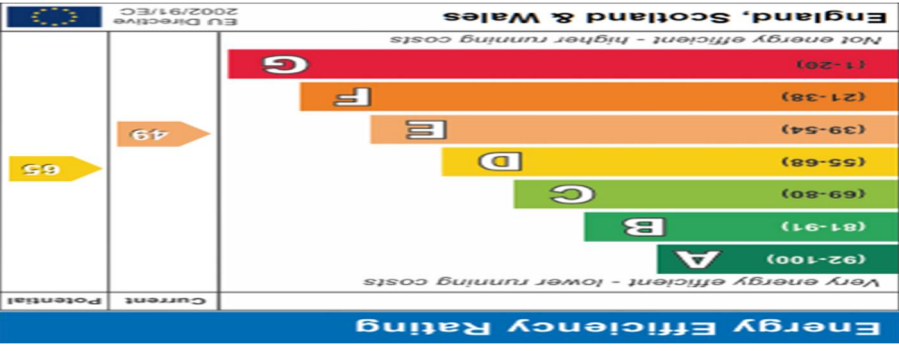
Call Draï for more details on

CONTACT US

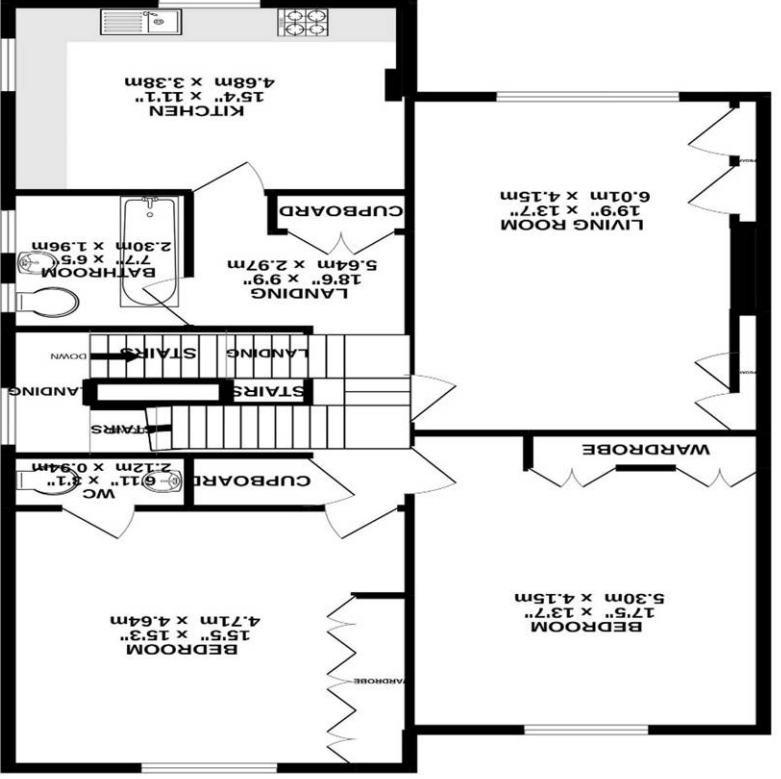
Abacus Estates - Kensal Rise
103 Chamberlayne Road, Kensal Rise
020 3815 5777

YOUR FEEDBACK IS IMPORTANT TO US

COMMENTS, SUGGESTIONS, PRAISE?
CALL ME, JAMES ALTMAN, MANAGING DIRECTOR
ON MY PRIVATE LINE 020 7319 9107



1ST FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



Important Notice
 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
 2. The photographs illustrated may be included with the apartment/house although the owner and agent assumes no liability for their accuracy. The fittings illustrated may be included with the apartment/house although the owner and agent assumes no liability for their accuracy. No assumptions should be made with regard to parts of the property. Please ask for further information if required.
 3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
 4. Descriptions of the property are subject and are used in good faith as an opinion and a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
 N.B. Absolute Estates is a Trading name for and on behalf of Lenscane Limited.
 What every agent has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.