



**Christchurch Avenue, Kilburn, NW6**

O.I.E.O £299,950

| 1 Bed

| 1 Bath

| 1 Reception

**MAPESBURY**

**O.I.E.O £299,950**

**Leasehold**

- One Bedroom Flat
- Lift Service
- Wooden Floors
- Communal Gardens
- Opposite Tube Station (Jubilee)
- Office room
- Entryphone
- Double-Glazing
- Quiet Leafy Street
- New Lease (173 Years)

Spacious One Bedroom Flat (plus spare room) located on the Top Floor of this purpose built residential development in the highly sought after Christchurch Avenue, the property is conveniently located within walking distance opposite to Kilburn Underground Station offering the Jubilee Line for fast access into and around central London.

The property is located on the 3rd floor and comprises of a generously presented Large Double Bedroom with Fitted Wardrobe offering ample storage space, a stunning Bright Reception Room featuring a charming angled Windows with area ideal for keeping plants leading onto an Open-Plan Fully Fitted Kitchen and a Fully Tiled Bathroom. There is an additional Spare Room which can be used for multiple purposes such as office/utility/walk in closet etc.

Further benefits from Modern Stylish Wooden Flooring Throughout, Double-Glazing, Entryphone System, Lift Access (making it wheelchair friendly accommodation), Electric Heating and charming Communal Gardens located to the rear of the development.

Located within walking distance of the local dining and shopping amenities of Kilburn, as well as the green open spaces of Kilburn Grange Park with its outdoor gym is a 15 minute walk away.

The trendy high street boutiques and eateries of West End Lane and Salusbury Road are moments away and you can even enjoy Saturday French Market at West Hampstead just 1 stop away! Service Charge/Ground Rent: £1200 Circa. Council Tax (Band-C).

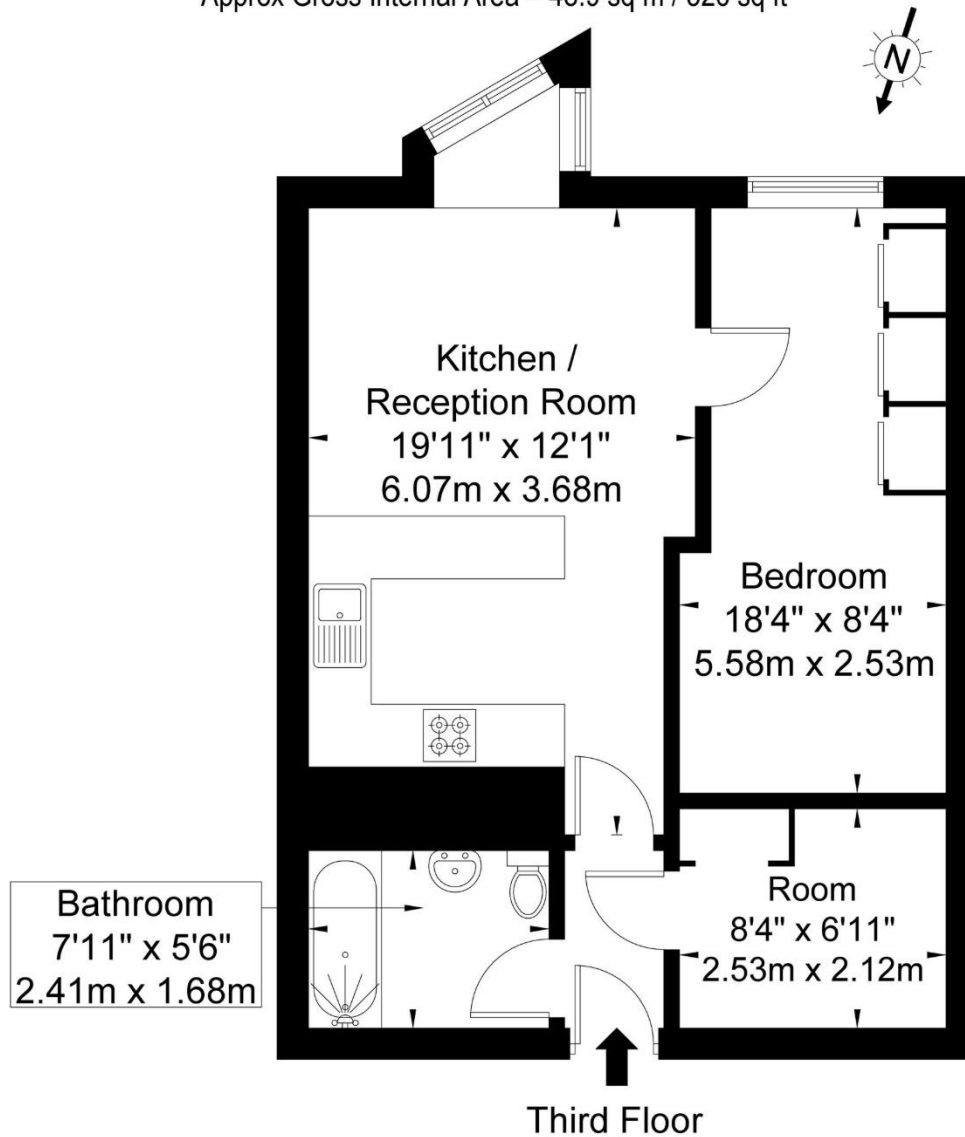






# Joules House, Christchurch Avenue, NW6 7QW

Approx Gross Internal Area = 48.9 sq m / 526 sq ft



Ref

Copyright **BLEU PLAN**

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.  
Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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	

## MAPESBURY

Mapesbury House  
84 Walm Lane  
Willesden  
London  
NW2 4QY

020 8451 8999  
contact@mapesbury.co.uk

[mapesburyproperty.co.uk](http://mapesburyproperty.co.uk)