

For Sale

Redwood Court, Christchurch Avenue, Brondesbury, NW6

A well-presented TWO DOUBLE BEDROOM ground floor flat set within this MODERN low-rise PRIVATE DEVELOPMENT on this wide tree-lined turning just yards from Kilburn Jubilee line station. This well-designed home features a large hall storage cupboard, a white bathroom suite and large reception room leading to a fully equipped kitchen.



- Chain free
- Laminate flooring
- Off street parking
- Ideal 1st buy
- Private entrance
- Communal gardens
- Close to transport
- Great value

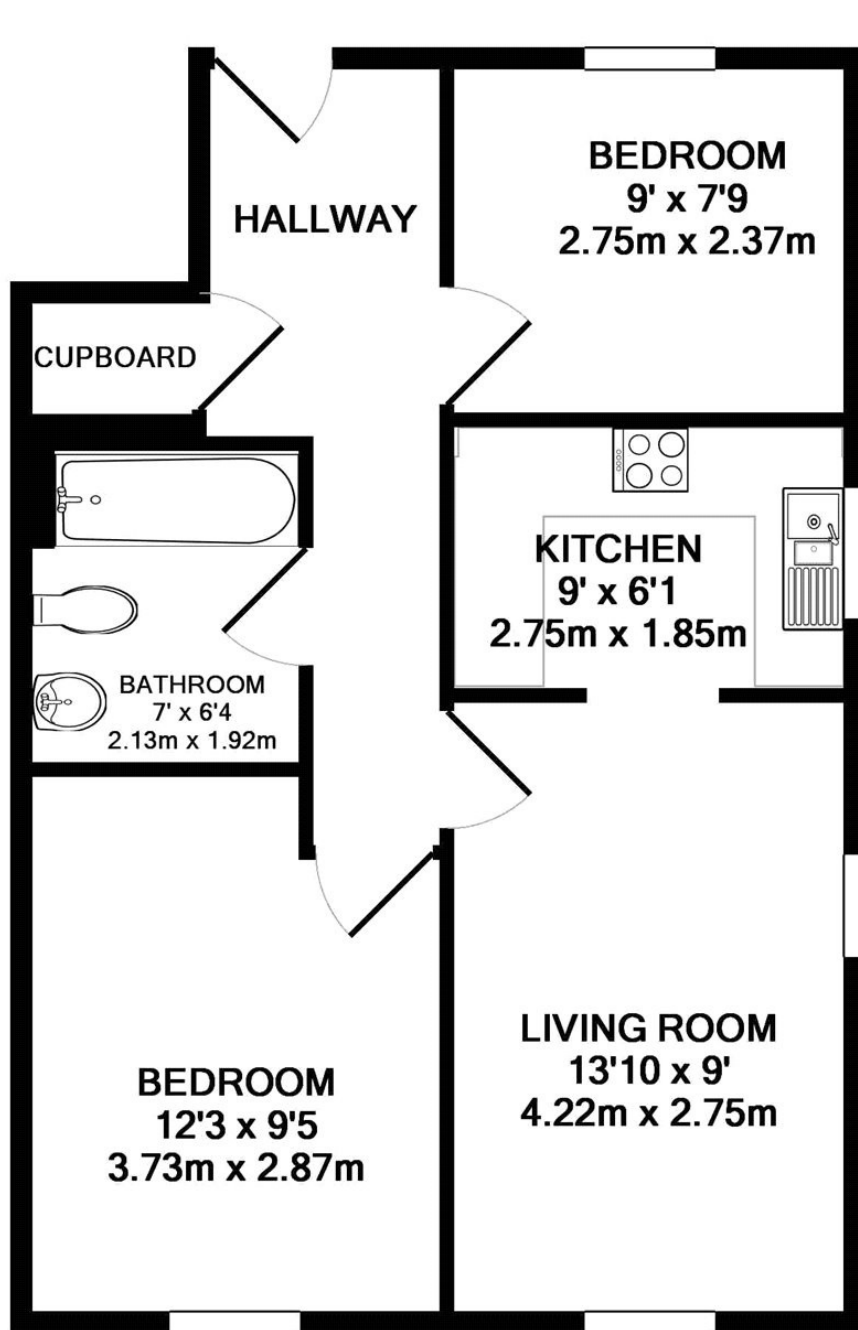
Asking price of £385,000 leasehold

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Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	75	80
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	77
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

VIEWING BY APPOINTMENT WITH AGENTS ML ESTATES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.