



## 9 The Avenue, NW6

### Share of Freehold - £1,100,000

OFFERED FOR SALE AND CHAIN FREE is this three bedroom garden flat within a secure small development in Queen's Park, boasting 1,100 sq ft of accommodation.

The property features a bright, spacious reception room that connects to a fitted kitchen, opening onto a front balcony. The accommodation comprises three double bedrooms, including a principal bedroom with built-in wardrobes and a 4-piece en-suite bathroom. There is also a separate shower room and an additional W/C. The flat benefits from a large terraced garden, underfloor heating and allocated underground parking.

Dalton Lodge is conveniently located just a short stroll from Salusbury Road offering an array of bars, delis, and restaurants, alongside good state and private schools. The green open spaces of Queen's Park are also nearby. Transport links include Brondesbury Park (Overground - Zone 2), Kilburn (Jubilee - Zone 2) and Queens Park (Overground & Bakerloo - Zone 2).

- Offered CHAIN FREE
- 3 bedroom Garden Flat - offering 1,100 sq ft
- Allocated underground parking
- Council: Brent (F)

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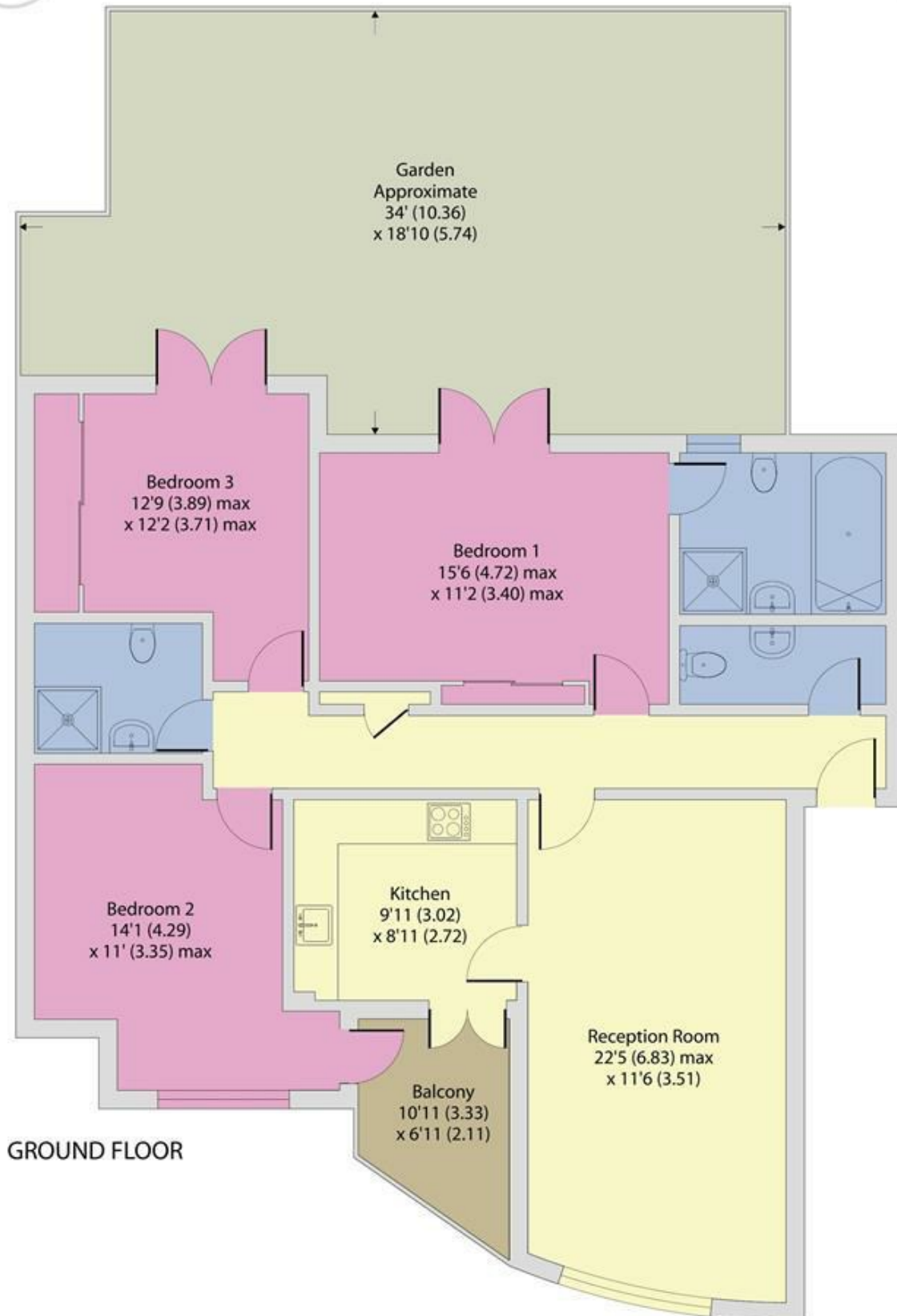




## Dalton Lodge, London, NW6

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



**EPC: B**  
Ref: 15069833



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1234566

