



Christchurch Avenue, NW6

Leasehold - £615,000

New to the market, is this spacious and bright two-bedroom Ground Floor apartment set within a well-maintained purpose-built building on the sought-after Christchurch Avenue.

The property offers 612 sq ft of well-proportioned accommodation, featuring a generous reception room, two bedrooms, and a modern three-piece bathroom. To the rear, there is a fully fitted kitchen with integrated appliances, which opens directly onto a 44 ft private rear garden. At the end of the garden sits a versatile summer house/home office, ideal for remote working or additional storage. Further benefits include a private front garden and a garage with a private parking space.

Situated in the highly regarded Brondesbury Conservation Area, the property is conveniently located close to Kilburn, West Hampstead, and Queen's Park, offering an excellent selection of local delis, cafés, bars, and restaurants. The open green spaces of Queen's Park are also within easy reach. Excellent transport links into Central London are provided by Kilburn Station (Jubilee Line - Zone 2) and Brondesbury Station (Mildmay Line - Zone 2). Early viewing is highly recommended.



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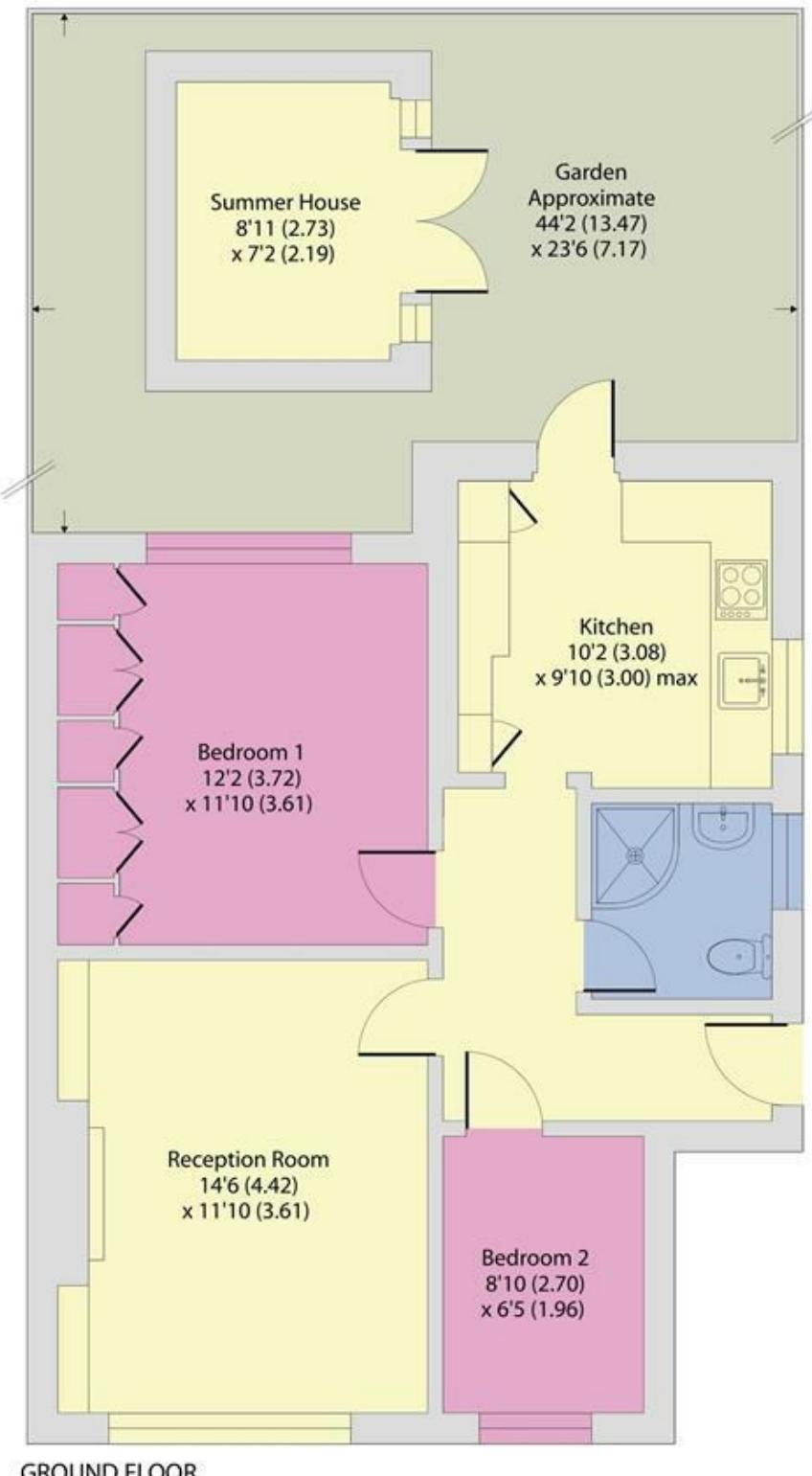


Approximate Area = 612 sq ft / 56.8 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 676 sq ft / 62.7 sq m

For identification only - Not to scale



EPC: D
Ref: 19610979



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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