



**Christchurch Avenue, London  
NW6 7BE**

**£950 Per Calendar Month**

**\*WOW\*** Presenting this spacious DOUBLE room to rent/studio located just 0.3 miles from Kilburn Underground Station which is located on the Jubilee Line.

This whole property has been built to a very high specification. Please see below features of the room:

Double Room to rent, Including most bills (gas, electric, water) – excluding the council tax which is Band A.

Built in appliances in the room including oven, fridge/freezer/kitchen units and washer, built in storage space. Perfect for a single occupier. Four very well maintained bathrooms shared between 8 rooms.

Many local amenities and quick transport links into Central London.

Available Now. Early viewings advised.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> <div> </div> </div>		

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

