



**Christchurch Avenue, London
NW6 7BE**

£1,295 Per Calendar Month

Regal Estates are proud to present this modern high specification STUDIO FLAT located within a 5-minute walk from Kilburn Underground Station (Jubilee Line - Zone 2).

The property has been built to an extremely high standard and comprises of built in kitchen appliances such as washing machine, fridge freezer, oven hob and with en-suite bathroom completed to a fantastic modern specification.

The property includes the gas, electric and water bills but excludes the council tax and WiFi Internet making this a fantastic proposition.

Early viewings are strongly advised due to quality of the property and fantastic location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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