



LIVING
RESIDENTIAL



Flat 3, 33 Christchurch Avenue

Kilburn, London, NW6 7QP

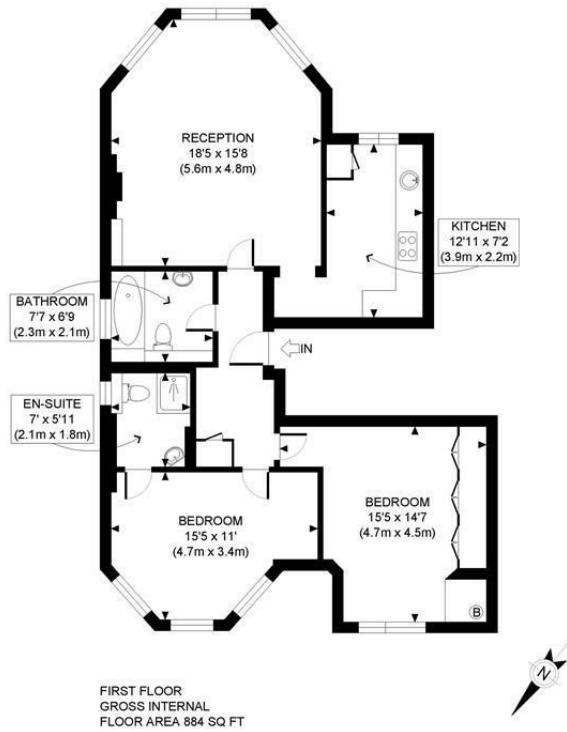
Asking Price £646,800



This bright apartment offers ample living space (884 sq. ft, 82 sqm) set within this period conversion moments from the charming amenities of Queen's Park. Situated on the first floor, the property comprises a light and spacious reception room, separate kitchen, two bedrooms (one with en-suite) and a family bathroom. There is also the additional benefit of off street parking on a first come, first served basis and use of the communal garden. Christchurch Avenue offers easy access to the bustling amenities of West Hampstead, Queens Park and Willesden Green & the outside spaces of Gladstone Park, Tiverton Park, Queens Park & Hampstead Heath. Local transport links include Willesden Green and Kilburn Underground Station (Jubilee Line), Queens Park (Bakerloo Line), Brondesbury and Brondesbury Park station (National Rail). We strongly suggest viewing this home at the earliest opportunity to avoid disappointment, we feel this property would make an ideal purchase for a first time buyer or a rental investor. Lease length approximately 143 years remaining, EPC - D, Council Tax Band - E. Low grade asbestos has been found in the ceiling of the communal hallway.



Floor Plans

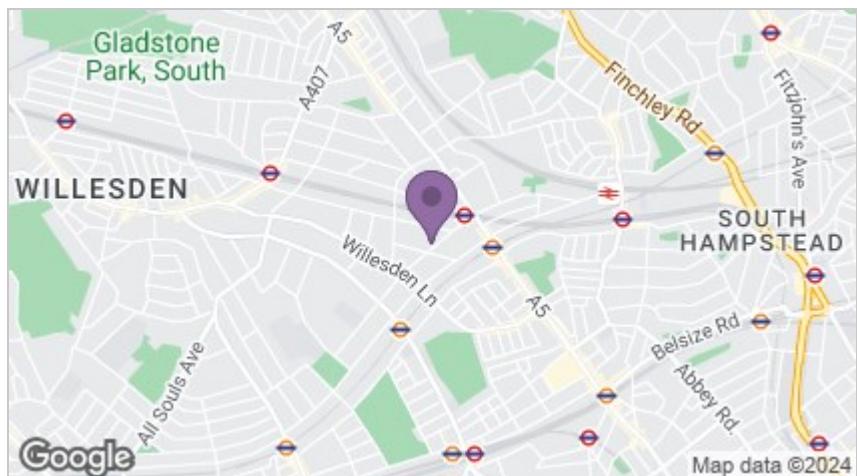


APPROX. GROSS INTERNAL FLOOR AREA: 884 SQ FT/ 82 SQM

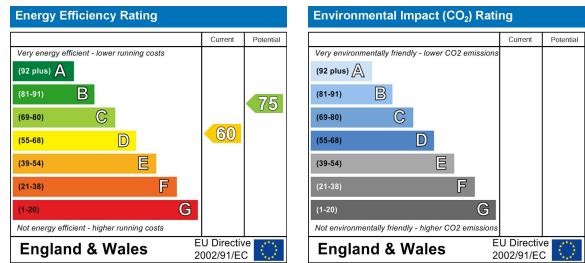
PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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