



LIVING  
RESIDENTIAL



## Flat 6, 45 Avian Avenue, Curo Park

, Frogmore, AL2 2FF

Asking Price £290,000

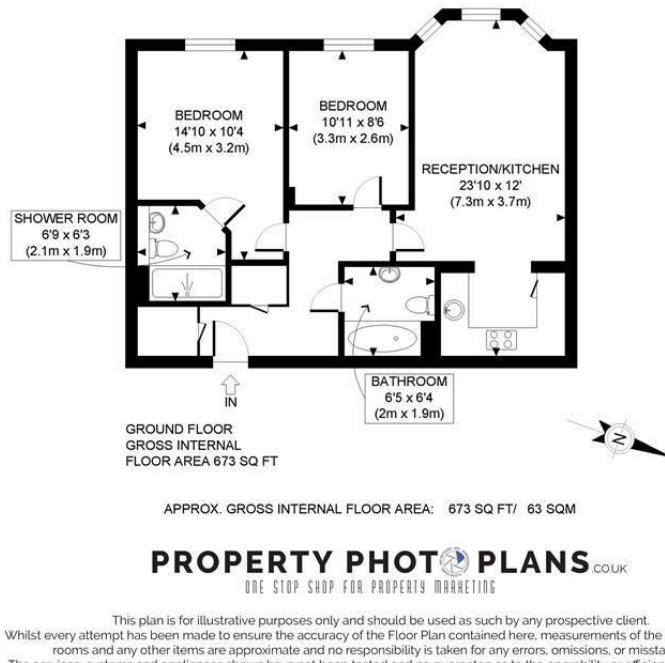


Lovely 643sqft two-bedroom ground floor apartment in the sought-after Curo Park development, ideal for commuters with excellent transport links. The apartment includes two spacious double bedrooms. The principal bedroom offers a stylish en-suite shower room, while the second bedroom provides versatility for guests or a home office.

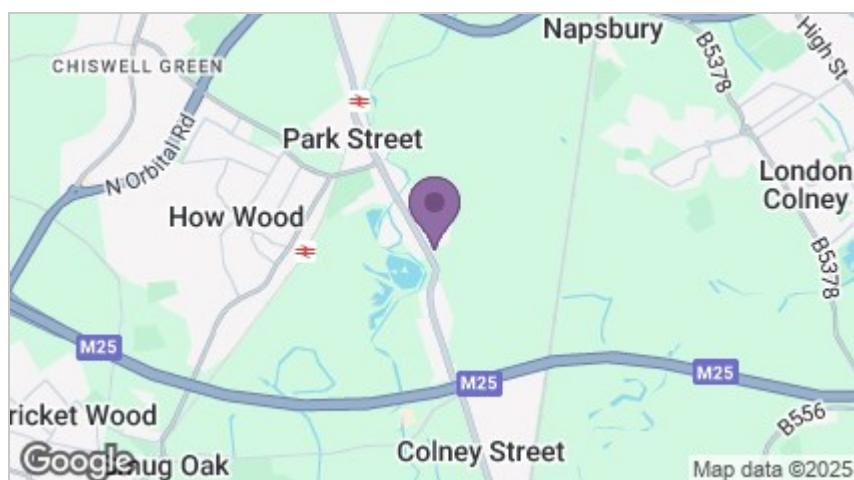
Family size bathroom with modern fixtures adds to the apartment's appeal. The contemporary fitted kitchen, complete with high-quality integrated appliances, offers ample space for meal preparation and storage. The spacious reception room, filled with natural light, is perfect for relaxation and entertainment, allowing for versatile furniture arrangements. There is one allocated parking space with the property (not allowing any vehicles over 3 tons to use the parking space) & prior consent is needed to have a pet at the property. Council tax band - D - lease is 107 year approx. ending 01/01/2133 - service charge per annum £2632.70 - Ground Rent £441.21



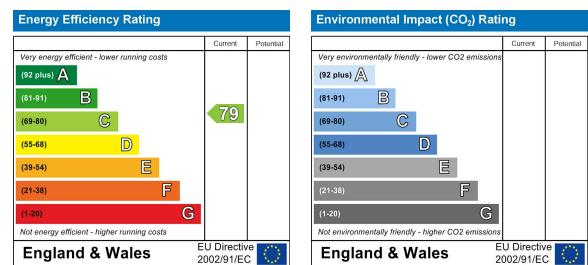
## Floor Plans



## 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.



**Living Residential Estate Agents** 118 Fortune Green Road, London, NW6 1DH

020 7435 6066 | 01923 954884 | [enquiries@livingresidential.com](mailto:enquiries@livingresidential.com) | [www.livingresidential.com](http://www.livingresidential.com)

Living Residential Ltd. Reg No. 4759344. Registered Office Address: 170 Finchley Road, Hampstead, London, NW3 6BP. Registered England and Wales.