



MILTON  
STONE

# The Avenue, London

£995,000

2 bedroom flat for sale

## Description

An exceptional second floor apartment in this highly sought-after modern development. The apartment features a 32 ft reception room with an open plan kitchen leading to a 17ft terrace, 3 double bedrooms and two en suite bathrooms. 5 The Avenue benefits from landscaped communal gardens, a gymnasium and concierge. The Avenue is one of the most desirable streets in Queens Park, a short walk from the extensive amenities of Salusbury Road.

## Material Information

Tenure: Share of Freehold (999 years)

Ground Rent: £8,500 per year



## The Avenue, NW6



Approx. Gross Internal Area  
1095 Sq Ft - 101.73 Sq M



Second Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		

Viewing by appointment only  
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