



**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		
	<b>66</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
	<b>61</b>	<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**The Avenue, Brondesbury Park, NW6 7YD**

**£2,600 PCM**

Subject to Contract

- Three bedrooms
- Dining area
- Contemporary style family bathroom
- Own entrance
- Off street parking
- Sizable 24" reception room
- Modern fitted kitchen
- En suite shower room
- Private south facing rear garden
- Gas central heating



## The Avenue, NW6 7YD

Private two-tier south facing rear garden with summer house... own entrance three bedroom garden apartment with off street parking set in this sought after location of Brondesbury within the catchments area of Malorees School.

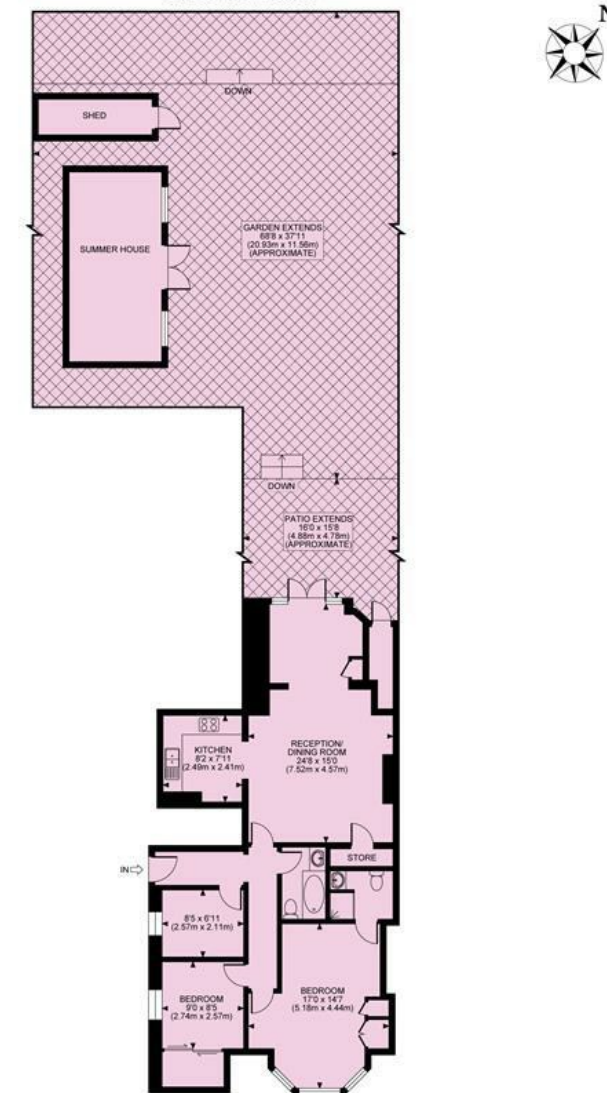
The property offers 943 sq ft of living space over one floor, comprising of a French doors leading out to the raised decking area from a sizable 24 ft double-aspect reception room with dining area & solid wood flooring, separate modern fitted kitchen, two contemporary style bathrooms one of which is en-suite to the master bedroom and full gas central heating throughout.

Situated on a broad leafy Avenue in close proximity of Kilburn (Jubilee Line) tube, shops, bars/cafes, restaurants and alternative transport links.

Available: 1st December



THE AVENUE, NW6  
TOTAL APPROX. FLOOR PLAN AREA 943 SQ.FT. (87.60 SQ.M.) (EXCLUDING SHED, SUMMER HOUSE)  
GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
www.zentuvo.co.uk

**Tenure**

**Price** £2,600 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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