



Winchester Avenue, NW6



2



1



2



820.00
sq ft

AVAILABLE TO LET from 18th December - A newly refurbished two bedroom, two bathroom Garden Flat, spanning 820 sq ft of internal accommodation that is situated on the Lower Ground Floor of this attractive period conversion in Queen's Park.

Accommodation comprises of a spacious reception room, a modern fitted kitchen and tiled bathroom. The main bedroom benefits from an en-suite shower room whilst the second bedroom looks out onto the rear garden. The property further benefits from a private 13 ft south-facing rear garden and a private patio to the front.

Located close to Queen's Park and the bustling Salusbury Road offering a wide selection of restaurants, bars, delis & shops. Positioned walking distance to Queen's Park (Bakerloo Line - Zone 2 and Overground) & Brondesbury Park (Overground- Zone 2) stations. Viewing recommended.

- A newly refurbished Lower Ground Floor flat.
- 137 ft private south-facing garden.
- Double glazing throughout.
- Offered unfurnished.
- Modern kitchen with integrated washing machine.
- Early viewing is highly recommended

£2,000 Per Month

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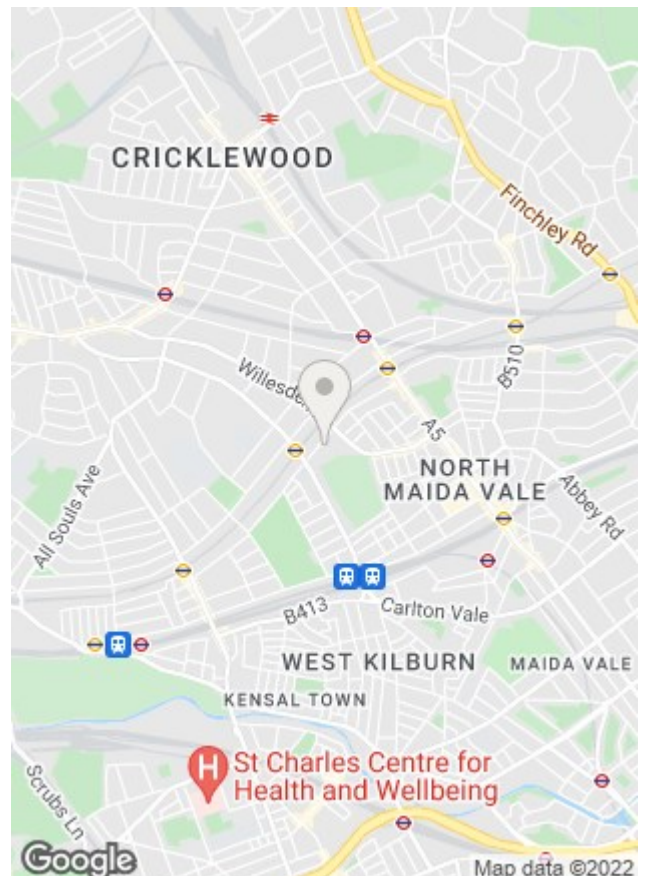
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

Winchester Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 820 SQ FT 76.1 SQ METRES (EXCLUDES OUTBUILDING)



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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