



## Belvedere Hall, The Avenue, Queens Park, London, NW6

£540,000

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An admirable and spacious two-bedroom two-bathroom flat in the sought-after Queens Park area offering 783 sq ft of accommodation.

This property comprises a large living room with an open-plan modern fitted kitchen, two double bedrooms (one with built-in wardrobes and en-suite shower room), and a further bathroom. The flat is situated on the raised ground floor of a well-maintained purpose-built building which benefits from a communal front garden and off-street parking.

The property is conveniently situated close to the amenities of Salusbury Road and the green spaces of Queens Park. The nearest transport links are Queens Park station (Bakerloo line and Overground) and Brondesbury Park station (Overground).

### Floor Area

783 sq. ft.

### Tenure

Share Of Freehold

### Service Charge

£1882.52 per annum

### Ground Rent

£0 per annum

- QUOTE REF AR0255
- Superb two bedroom flat
- Large open plan living room and kitchen
- Double glazed and gas central heating
- Excellent transport links
- Chain-free | Share of freehold
- Two bathrooms (one en-suite)
- Modern kitchen with peninsula island
- Off-street parking
- Communal outside space



### The Avenue, London, NW6

APPROX. GROSS INTERNAL AREA: 72.8 m<sup>2</sup> ... 783 ft<sup>2</sup>



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

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>	77	82
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	