



**Christchurch Avenue, London
NW6 7BE**

£1,795 Per Calendar Month

SPACIOUS AND MODERN LUXURY ONE-BEDROOM FLAT TO RENT – JUST 0.3 MILES FROM KILBURN STATION (JUBILEE LINE)

*Gas, water and electricity bills included in the rent.

Presenting this luxurious one-bedroom ground-floor flat to rent, which comes part-furnished with a wardrobe, chest of drawers, shelving and a sofa (bed and mattress in image not included).

The property comprises a fully fitted kitchen, three-piece bathroom suite, well-proportioned bedroom and plenty of natural light throughout.

Located just 0.3 miles from Kilburn Station (Jubilee Line), this property provides swift access to Central London. Other local amenities include Tesco Express, just 0.4 miles away, Brondesbury Station, also only 0.4 miles away, as well as various local green spaces.

Early viewings are advised. Call us now to arrange a viewing.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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