



**Christchurch Avenue, London
NW6 7BE**

£900 Per Calendar Month

WOW Presenting this spacious DOUBLE room to rent/studio located just within a 5-minute walk from Kilburn Underground Station which is located on the Jubilee Line.

This whole property has been refurbished to a very high specification. Please see below features of the room:


Double Room to rent, Including most bills (gas, electric, water) – excluding the council tax which is Band A.


Built in appliances in the room including oven, fridge/freezer/kitchen units and washer/dryer, built in Storage space. Perfect for a single occupier. Bathroom is shared between one other room only

Many local amenities and quick transport links into Central London

Available Now. Early viewings advised.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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 CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
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