



**Christchurch Avenue, London  
Middlesex NW6 7BE**

**£950 Per Calendar Month**

**\*WOW\*** Presenting this spacious DOUBLE room to rent/studio located just 0.3 miles from Kilburn Underground Station which is located on the Jubilee Line.

This whole property has been built 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, built in storage space. Perfect for a single occupier. Four very well maintained bathrooms shared between 8 rooms.

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) <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                                                 |         |           |
| <div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> <div> </div> </div> |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                              |         |           |
|---------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                             | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions                                         |         |           |
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