



**Christchurch Avenue, London  
NW6 7BE**

**£825 Per Calendar Month**

\*WOW\* Presenting this DOUBLE room to rent/studio located just within a 5-minute walk from Kilburn Underground Station/Jubilee Line.


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


Single 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) <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		
	63	
EU Directive 2002/91/EC 		
England & Wales		

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