



**Christchurch Avenue, London  
NW6 7BE**

**£1,450 Per Calendar Month**

**\*\*LAST STUDIO AVAILABLE IN THIS FANTASTIC LOCATION AND INCLUDING MOST BILLS\*\***


Regal Estates are proud to present this brand new fully refurbished (LARGER THAN YOUR AVERAGE) STUDIO FLAT located within a 5-minute walk from Kilburn Underground Station (Jubilee Line - Zone 2).

The property has been refurbished to an extremely high standard and comprises of built in kitchen appliances such as washing machine, fridge freezer, oven hob and with en-suite bathroom completed to a fantastic modern specification.

The property includes the gas, electric and water bills but excludes the council tax and WiFi Internet making this a fantastic proposition.

Early Viewings are strongly advised due to quality of the property and fantastic location near to the station



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>	<b>63</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	

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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