



**Christchurch Avenue, London  
NW6 7BE**

**£1,795 Per Calendar Month**

**\*WOW\*GROUND FLOOR NEWLY FRESH ONE BEDROOM FLAT NEAR KILBURN STATION\***

Presenting this brand newly fully refurbished one bedroom ground floor flat located just within a 5-minute walk from Kilburn Underground Station/Jubilee Line.

This whole property has been refurbished to a very high specification.


The rent includes most bills (gas, electric, water) – excluding the council tax which is Band A and the WIFI bills.

Built in appliances in the open plan kitchen/living room including oven, fridge/freezer/kitchen units and washer/dryer, built in Storage space. The bedroom has built in storage, well proportioned and ensuite bathroom, perfect for a single or couple.

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>	<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>		
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