



**Christchurch Avenue, London
NW6 7BE**

£1,495 Per Calendar Month

WOW - ONE BEDROOM FLAT, CLOSE TO KILBURN STATION (JUBILEE LINE, ZONE 2)

This one-bedroom flat to rent, on the first floor, is just a short walk from Kilburn Underground (Jubilee Line, Zone 2) and Brondesbury Overground station.

The flat features an open-plan living and kitchen area, equipped with an induction hob, oven, integrated dishwasher, washer dryer, fitted wardrobes, and fridge-freezer.

Situated on Christchurch Avenue, you're close to West End Lane with shops, cafes, and great transport links to Central London.

Early viewings are advised - call us now to arrange a viewing.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 85 |
| | 50 | |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | 76 |
| | 44 | |
| EU Directive 2002/91/EC  | | |

