



HUNTERS®
HERE TO GET *you* THERE

 3  3  2  B

The Avenue, London

£5,495



Beautifully presented three-bedroom, three-bathroom apartment (1,471 sq ft) set within a luxury new development between Queen's Park and West Hampstead. Arranged over two floors, it features a spacious open-plan kitchen/reception, two private terraces, and high-spec finishes throughout.

Residents enjoy lift access, concierge service, landscaped communal gardens, a gym, and secure underground parking with EV charging.

Ideally located near Queen's Park, Tiverton Green, and Salusbury Road's shops and cafés, with excellent transport links including Queen's Park (Bakerloo & Overground), Brondesbury Park, and Kilburn (Jubilee Line). Within the Malorees School catchment area and close to local amenities and the Queen's Park Farmer's Market.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadlettings@hunters.com | www.hunters.com



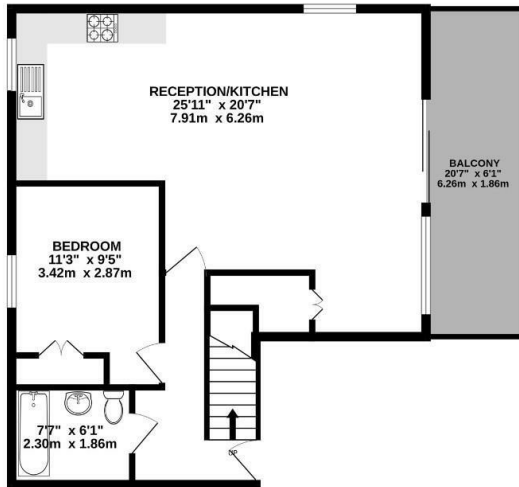
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KEY FEATURES

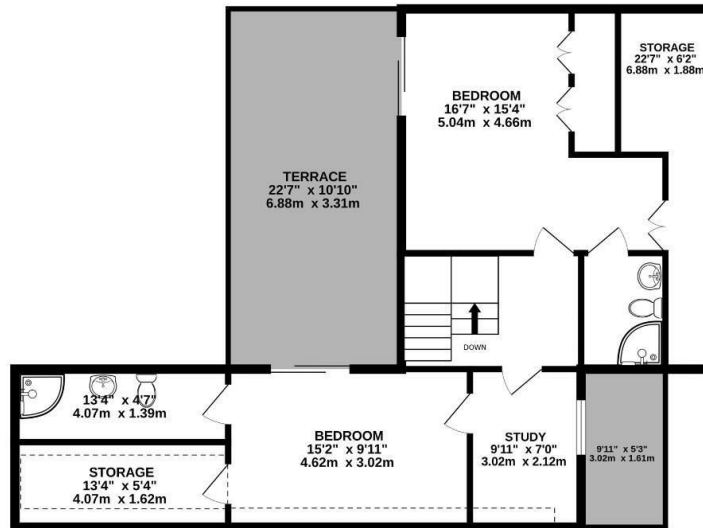




SECOND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

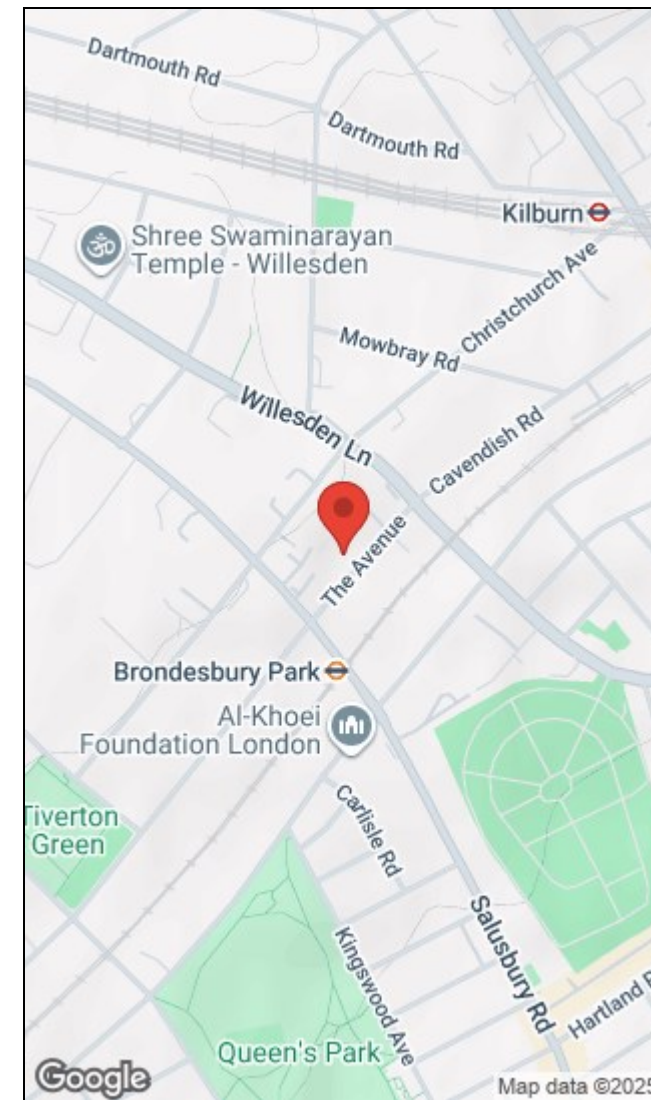


THIRD FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | | | |
| EU Directive 2002/91/EC | | 86 | |
| England & Wales | | | |

| 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 | | | |
| EU Directive 2002/91/EC | | | |
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