



CHRISTCHURCH AVENUE

London
NW6

Asking Price
£3,999,950

Joint Sole Agent

A substantial family home extending to approximately 4,310 sq ft (400 sq m), arranged over two floors and set on a generous plot with an impressive south-facing garden.

The property offers generous, well-proportioned living spaces, with a blend of period detailing in parts of the house and more modern features in others. Key features include a large kitchen/breakfast room, multiple reception areas, and a principal bedroom suite with dressing room, alongside five further bedrooms.

ASTON CHASE

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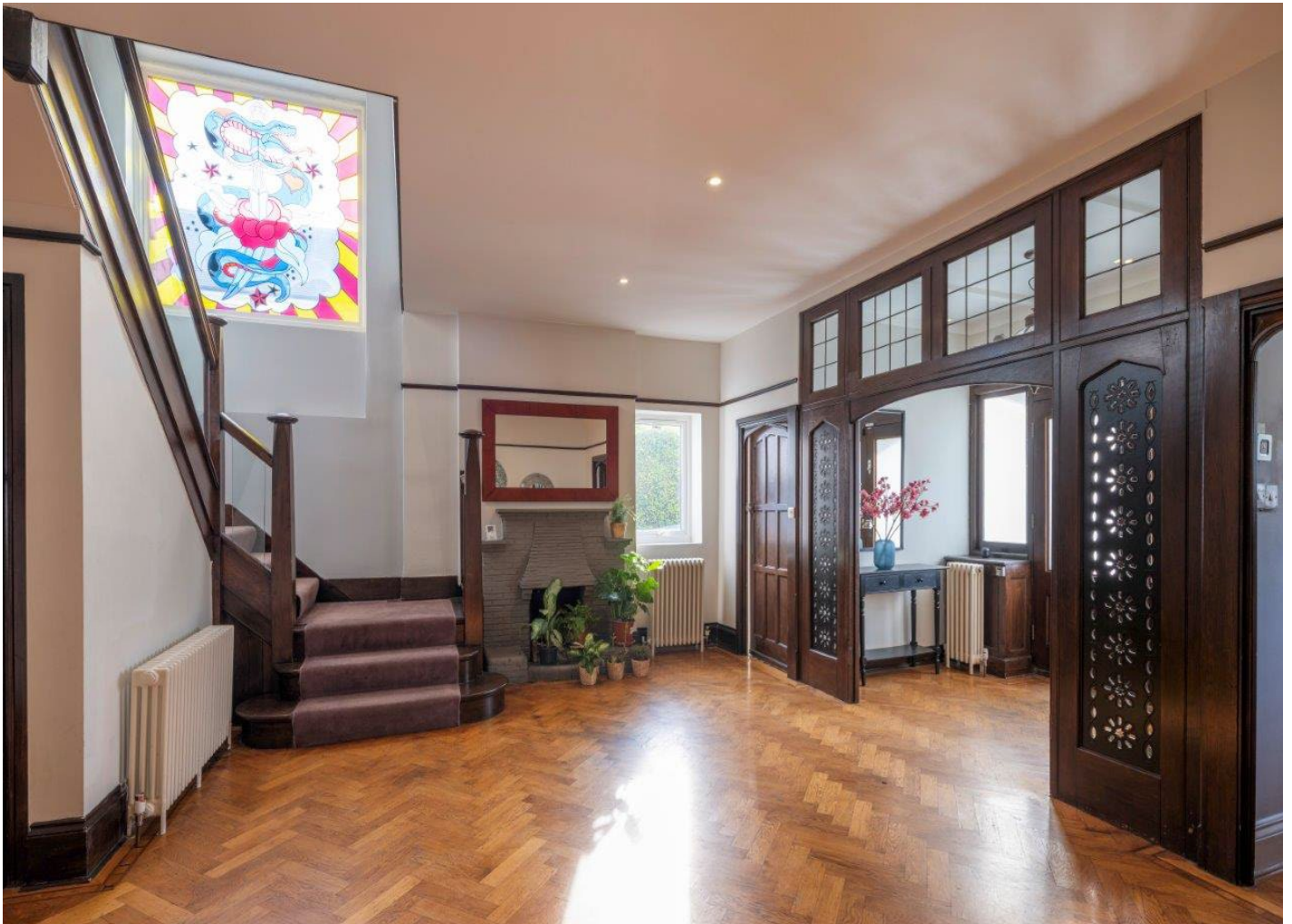
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£3,999,950
Subject To Contract

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Freehold

Further benefits include gated off-street parking, a garage, and a mature rear garden extending to approximately 100 ft. The property offers clear scope for reconfiguration and updating, subject to the usual planning consents. In addition, planning permission has been granted for a newly constructed detached house in excess of 10,000 sq ft.

Situated on a quiet residential road, Christchurch Avenue is within easy reach of the open green spaces of Queen's Park, as well as a wide range of local shops and restaurants. Excellent transport links are nearby, including Kilburn Underground Station (Jubilee line) and Brondesbury Park Overground.



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ACCOMMODATION

- Living Room
- Dining Room
- Play Room
- Family Room
- Kitchen
- Large Entrance Hall
- Principal Bedroom with En -Suite Bathroom
- Five Further Bedrooms
- Family Bathroom
- Utility
- Guest Cloakroom

AMENITIES

- Gated Carriage Drive for Multiple Vehicles
- Two Car Garage
- Planning Permission for a Substantial New Build house
- Large South Facing Garden

COUNCIL TAX: G

EPC RATING: 58

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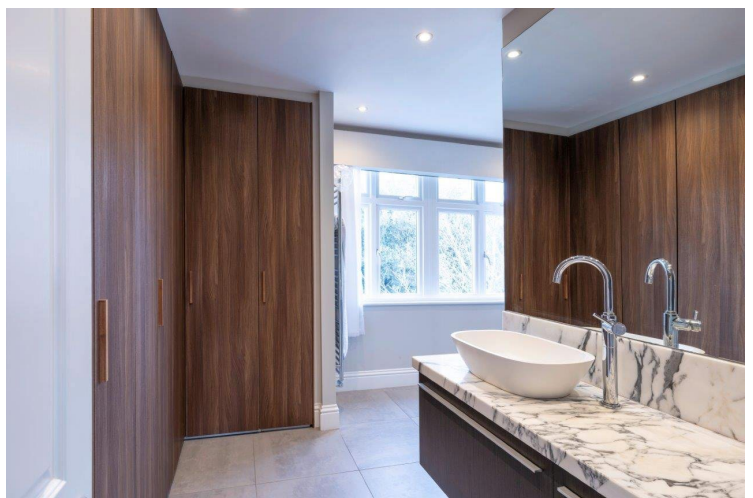
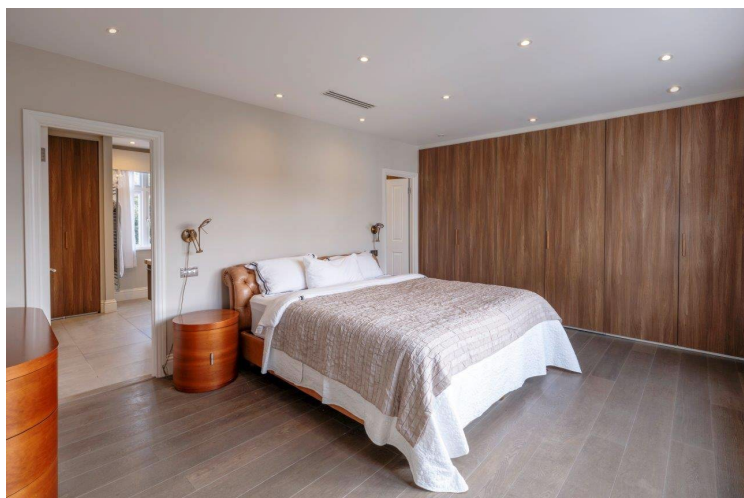
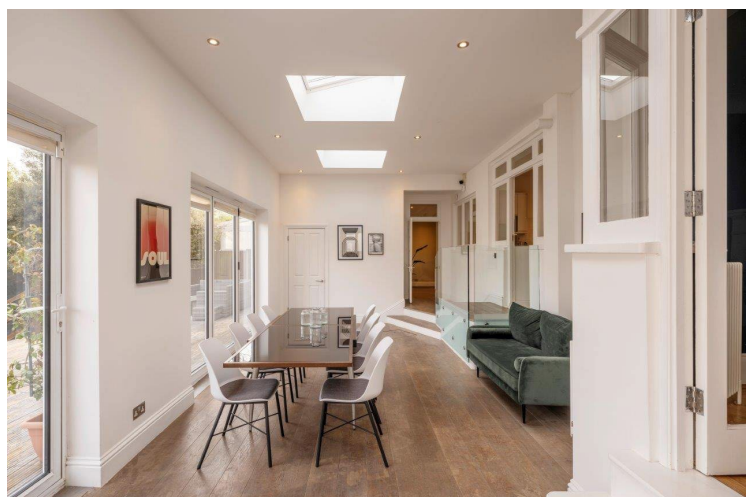
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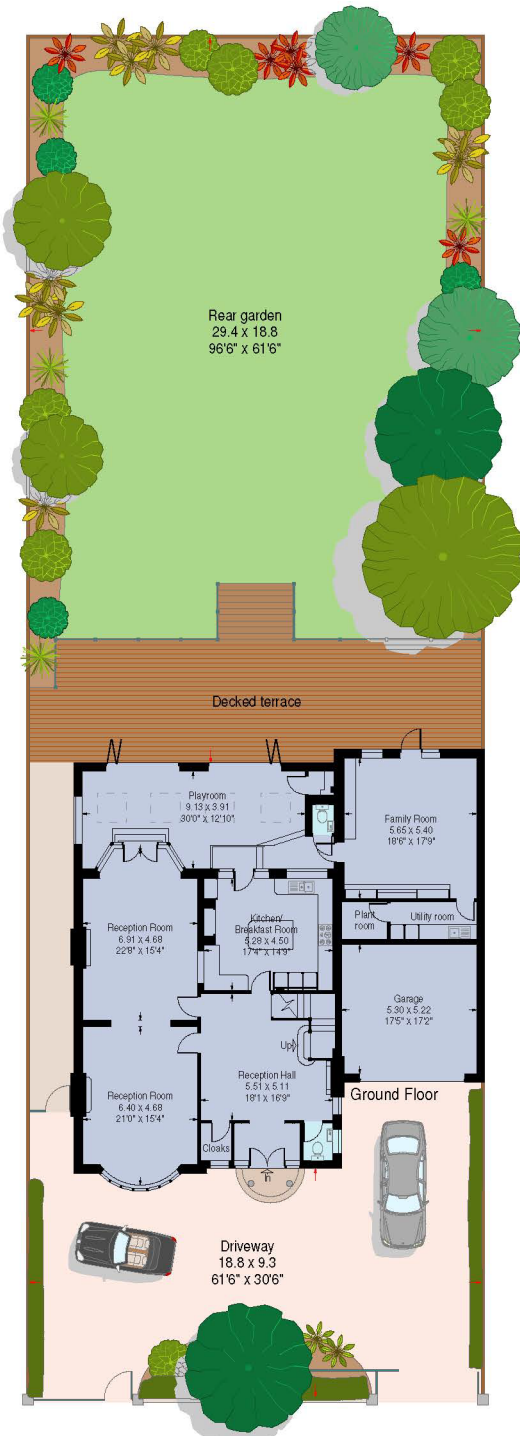
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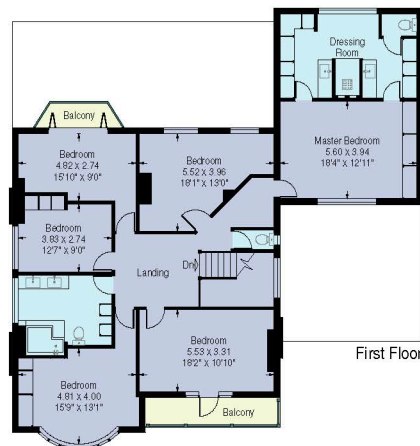


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Christchurch Avenue, London NW6

Gross internal area (approx):
400.5 sq.mts. (4310 sq.ft.)
(including garage)



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This plan is for guidance only and must
not be relied upon as a statement of fact.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.