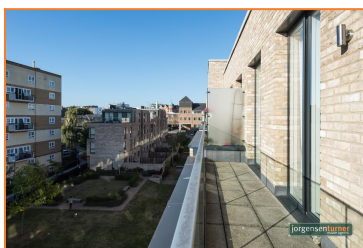


## Cambridge Avenue, London, NW6

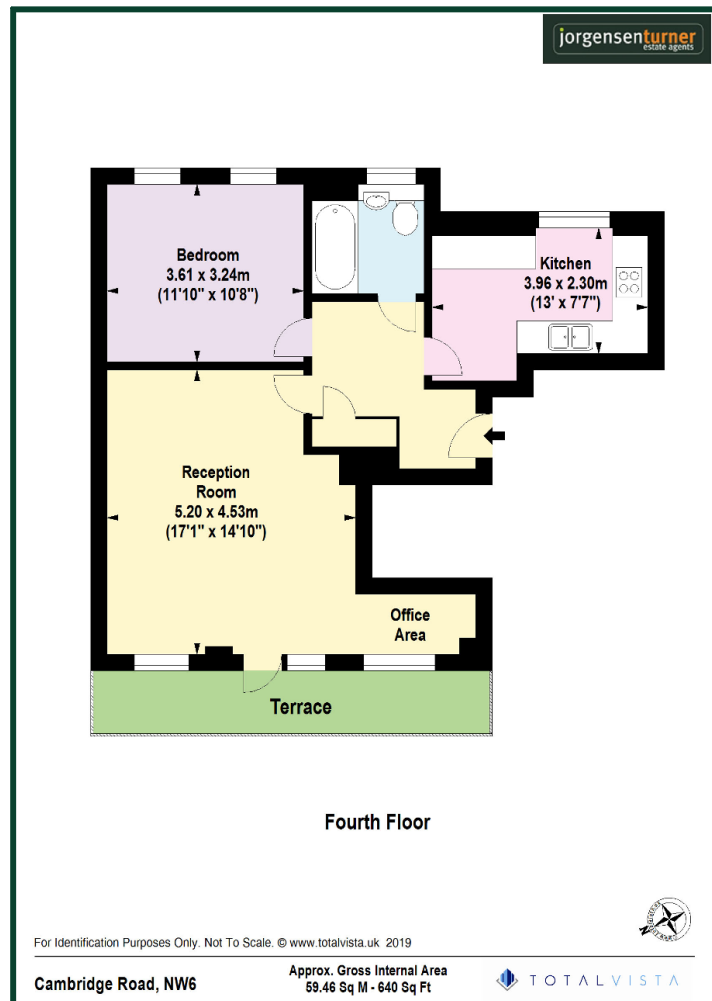


### £512,500 Leasehold

- Stunning modern one bedroom apartment
- Generous living accommodation
- 990 Year Lease
- Offered to the market chain free
- Designed for modern living
- 640Sq ft of accommodation
- Westerly aspect balcony
- Air filtration system

Cambridge Avenue is ideally positioned for the varied facilities of Maida Vale and Kilburn and the Bakerloo Line tube station is literally seconds away.

# Cambridge Avenue, London, NW6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

Shepherds Bush and Hammersmith Office ● Queens Park and West Hampstead Office

020 8740 8740

020 7604 4040

www.jorgensenturner.com

