



**St. Hildas Close, Christchurch Avenue, Queens
Park, NW6**

Kinleigh Folkard & Hayward







**St. Hildas Close,
Christchurch Avenue,
Queens Park, NW6
£1,500,000
Freehold**

St. Hildas Close is ideally located to the plethora of shops, restaurants and amenities of Salusbury Road. Local transport links include Queen's Park (Bakerloo Line), Kilburn (Jubilee Line) & Brondesbury Park (London Overground).

- Four double bedrooms
- Two bathrooms
- Guest W/C
- Double reception room
- South facing garden
- Garage
- Chain free
- Ample storage

A beautiful four bedroom, two bathroom modern terraced house for sale. Situated on this quiet residential cul-de-sac and benefitting from allocated parking and a South facing garden.

For more information or to arrange a viewing please contact:

Queens Park
49 Salusbury Road
Queens Park, NW6 6NL
020 3962 3050
queenspark.sales@kfh.co.uk

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Christchurch Avenue, NW6
 Approximate Area = 1879 sq ft / 175 sq m (excludes void)
 Including Limited Use Area(s) = 143 sq ft / 13 sq m
 Outbuilding = 99 sq ft / 9 sq m
 Total = 2121 sq ft / 197 sq m
 For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kinleigh Folkard & Hayward. REF: 760205

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

