



AYLESTONE AVENUE, LONDON, NW6  
**£1,250,000 SHARE OF FREEHOLD**

**A SUPERB 1300 SQ.FT, THREE BEDROOM GARDEN APARTMENT IDEALLY SITUATED ON ONE OF THE MOST SOUGHT AFTER STREETS IN THE AREA.**

**Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk**

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## LOCATION:

Aylestone Avenue is the premier road in the area and links Queens Park and Kensal Rise to Brondesbury and Mapesbury. This fantastic location means that the amenities of Salusbury Road and Chamberlayne Road are within touching distance, including an array of local pubs, restaurants and cafes and at the other end of the street easy access to the superfast Jubilee line at Willesden Green station. Green Spaces can be found at Tiverton Park less than 200m from the front door of this flat and at Queens Park itself which is ever popular with locals.



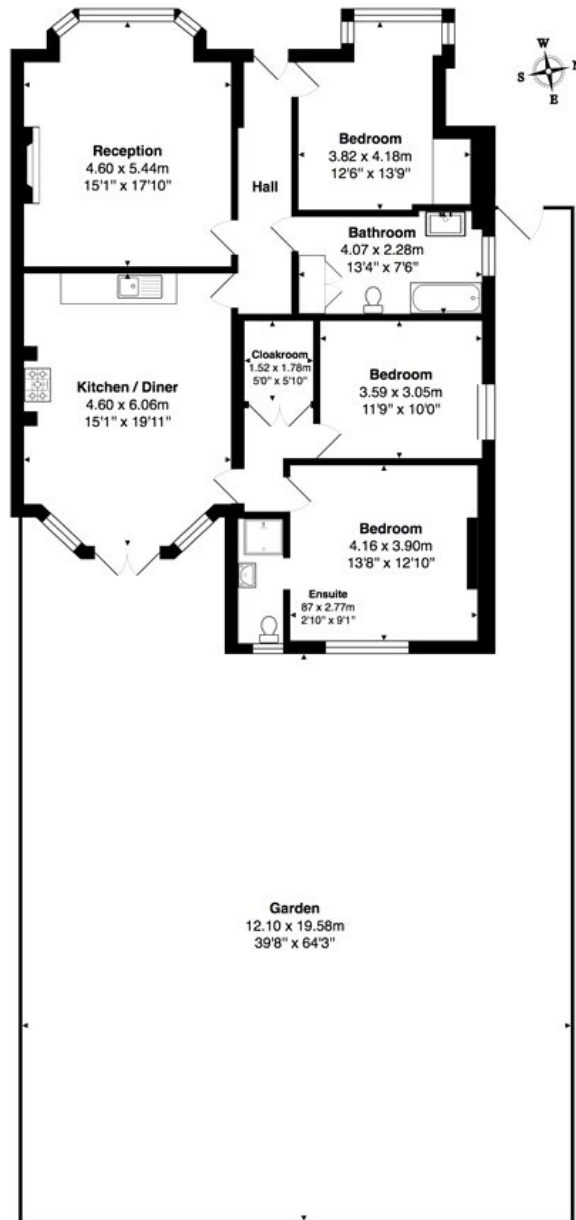
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## DESCRIPTION:

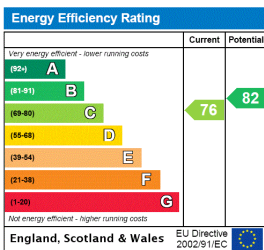
This fantastic garden flat measures over 1300sq.ft and has three good sized bedrooms (one with an en-suite shower room). There's a formal reception / lounging room to the front of the building with a large kitchen diner looking onto the garden at the rear. The property benefits from its own entrance, use of off street parking and a share of the freehold.

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Total Area: 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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