



## AVENUE ROAD, LONDON, NW8 £3,575 PER MONTH UNFURNISHED

An opportunity to rent this newly redecorated four double bedroom flat on first floor of this portered purpose built block situated approximately 0.1 miles from Swiss Cottage tube station (Jubilee line) and the abundance of shops and restaurants of Finchley Road.

Please note this property does not have a HMO license and therefore not suitable for three or more sharers.

Four Bedrooms | Bathroom | Shower Room | Kitchen | Reception Room | Balcony | Porterage | Passenger Lift | Communal Heating and Hot Water

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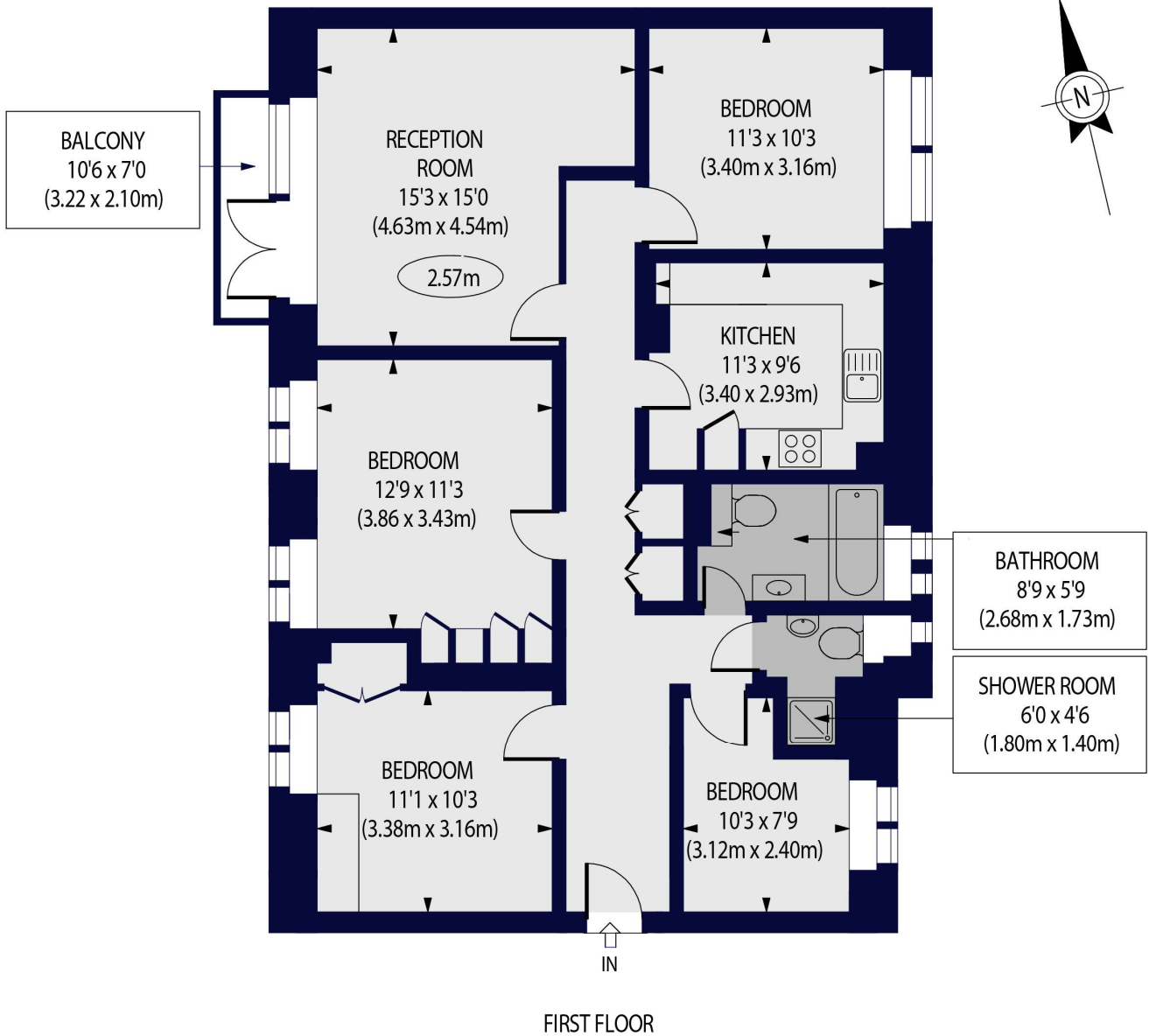




# AVENUE ROAD, NW8 6HY

Approx. Gross Internal Floor Area 1105 sq ft. / 102.69 sq.m

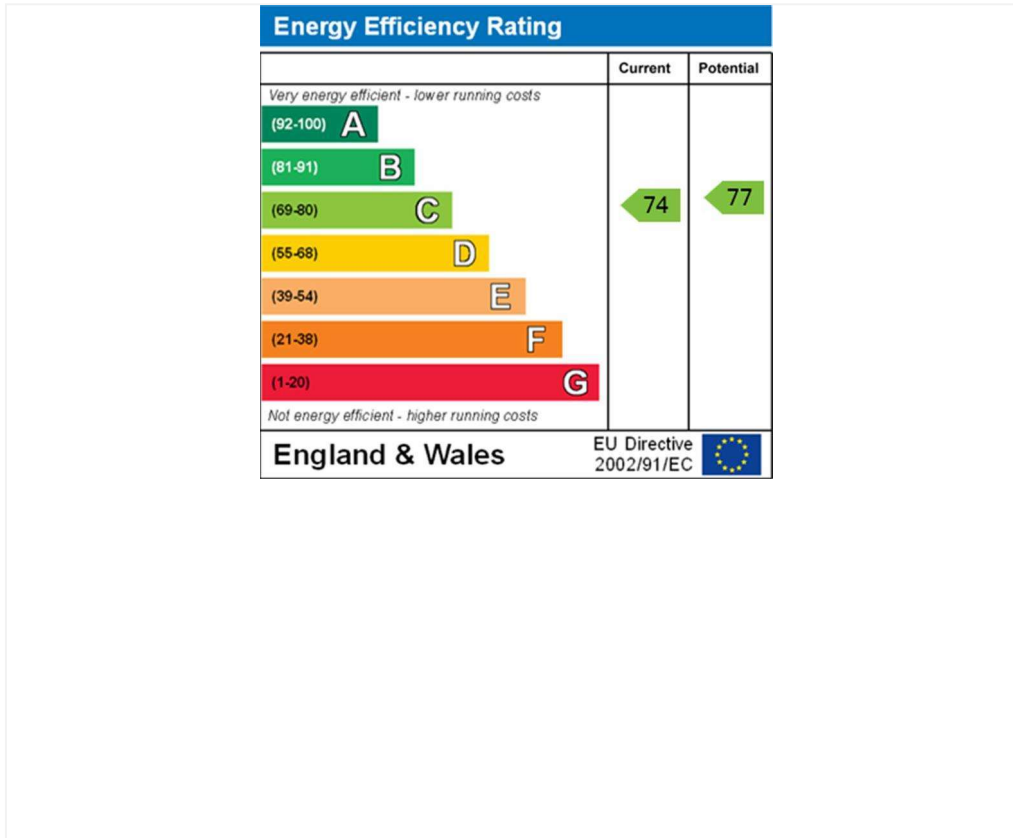
 - Ceiling Height



For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.44474  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.







**Tenancy Deposit:** £4,125.00

**Holding Deposit:** 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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