



21 Beechcroft Avenue | London | NW11

£875 Per Week |

 2  2  1  B

**ADN**  
RESIDENTIAL

A beautifully presented and modern two-bedroom, two-bathroom duplex apartment set within a high-specification development on Beechcroft Avenue. Offering spacious and contemporary living and a private terrace, this beautifully designed home benefits from allocated underground parking. Boasting a generous layout, featuring a bright open-plan living area with a modern fitted kitchen, two well-proportioned bedrooms, each with stylish bathrooms. Finished to an exceptional standard, this impressive home offers a perfect balance of luxury, comfort, and practicality. Further benefits include access to landscaped communal gardens and a prime location close to local amenities, shops, and excellent transport links.

- 
- 2 bedrooms
  - Terrace
  - Wooden Flooring
  - Communal gardens
  - 2 bathrooms
  - Open Plan Kitchen/Living Room
  - Underground parking
  - High specification
- 

Council Tax Band: F  
EPC: B

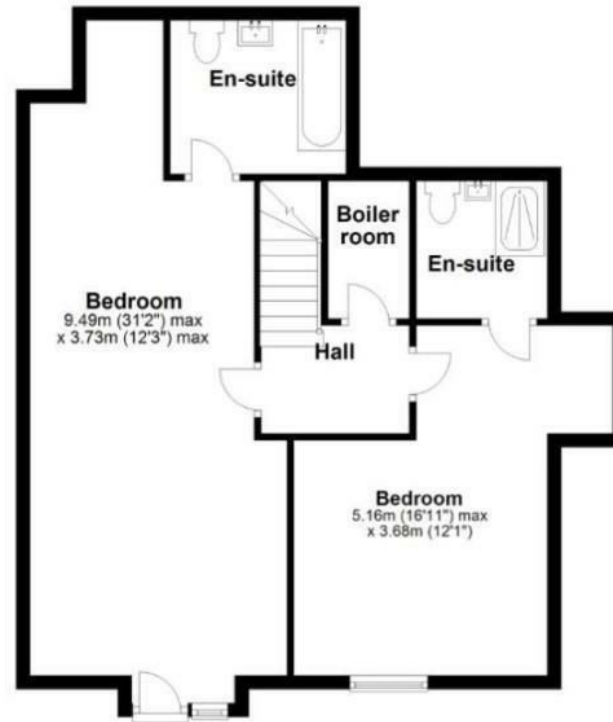






### Lower Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



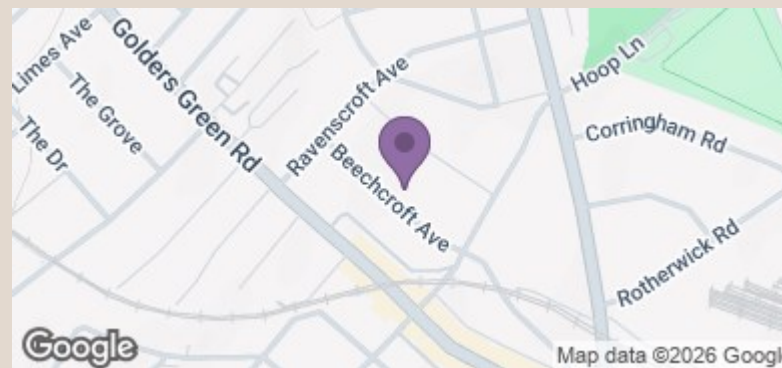
### Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155