



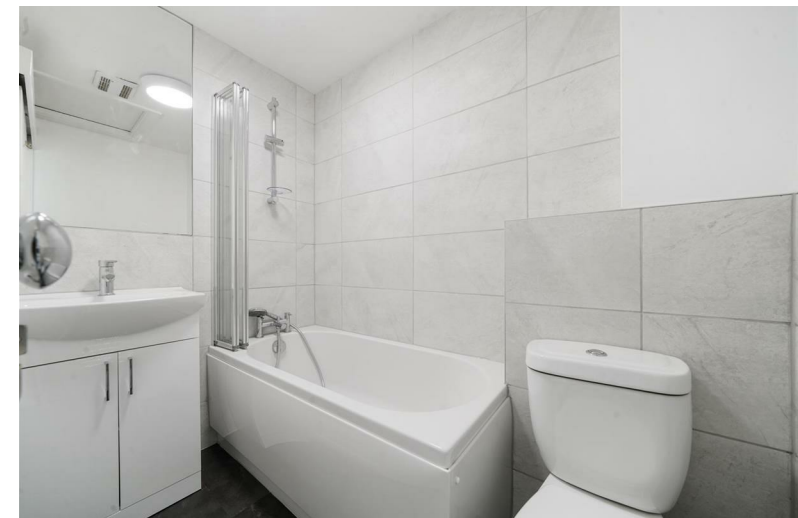
1 Bedroom  
St. Pauls Avenue, NW2

 **Portland**  
Trusted, every step of the way

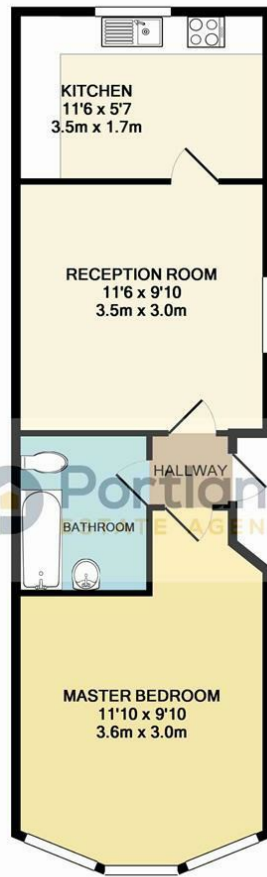
£1,500 PCM

**\*\* RECENTLY REFURBISHED \*\*** Set on the **FIRST FLOOR** of a converted house in central Willesden Green, we present a **RECENTLY REFURBISHED**, and very lovely **ONE BEDROOM** flat to rent. This super flat has been treated to a **NEW KITCHEN** (including all new appliances), **NEW BATHROOM**, **NEW** paintwork and fitted with **CARPETS** **THROUGHOUT** – the flat comprises a **LARGE RECEPTION**, **SEPARATE KITCHEN**, **DOUBLE BEDROOM** and Bathroom. Just 0.4 miles to (Zone 2 Jubilee Line) Willesden Green Station and closer still to the wide variety of shops, cafes and amenities in Willesden High Rd and Walm Lane. The property is offered **PART-FURNISHED** and is **AVAILABLE** from the 27th MAY 2024.

- BRAND NEW REFURBISHMENT
- Close to Shops
- Very Close to Transport
- Managed by Portland EA
- Close to Gladstone Park
- Furnished or Unfurnished
- Available IMMEDIATELY
- EPC Band D

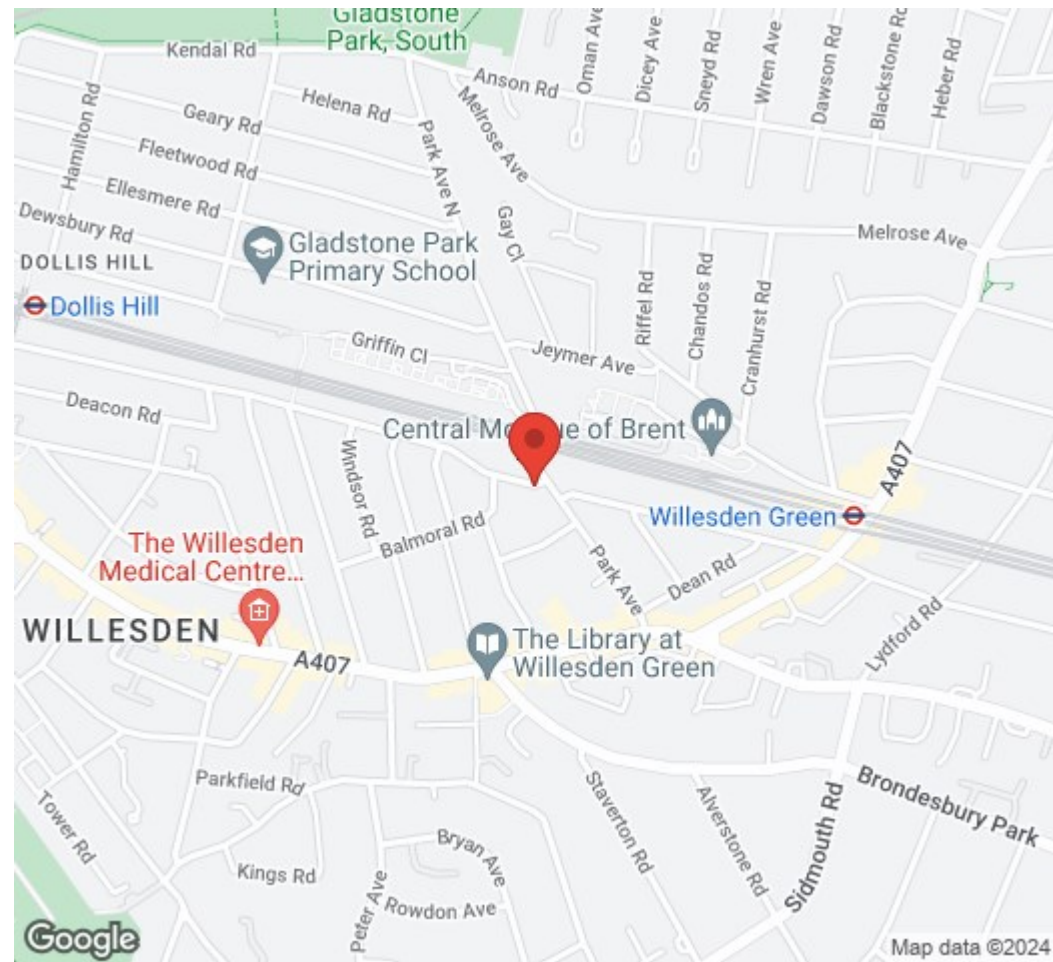






TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.