



Room (EPC Rating: C)

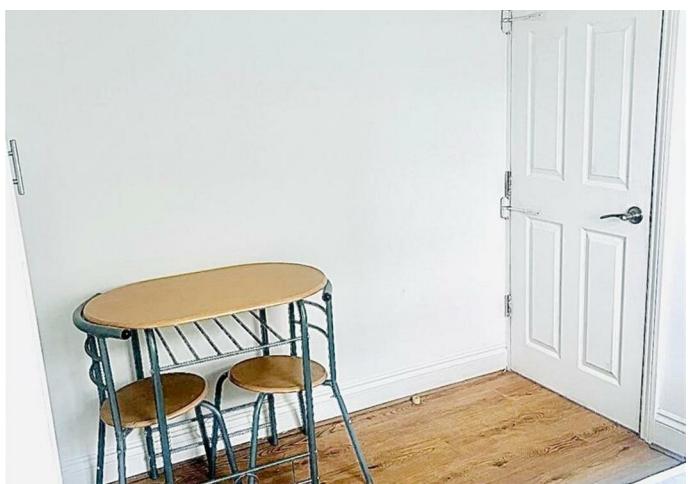
**13, ROOM 2
ANNESLEY
AVENUE, LONDON,
NW9 5ED**

Per month

£750 Per

FEATURES

- Single room, top floor
- All bills included (Fair Usage Applies)
- Close to shops, amenities
- Ideal for professionals
- Shared kitchenette, shower
- Single occupancy only
- Near transport links
- Clean, well-maintained



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1 Bedroom Room located in London

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Nestled on Annesley Avenue in the vibrant area of Colindale, this well-presented single room offers a comfortable living space for a single professional. Situated on the top floor of a clean and well-maintained property built in 1900, the room is designed for single occupancy, ensuring a peaceful and private environment.

The room is available for £750 per calendar month, with all bills included, subject to fair usage, making it an attractive option for those seeking convenience and simplicity in their living arrangements. Residents will have access to a shared kitchenette and shower room, which are shared with just one other occupant, promoting a harmonious living experience.

The location is particularly advantageous, with a variety of local shops and amenities within easy reach. Additionally, excellent transport connections make commuting to central London and beyond straightforward and efficient. This property is ideal for anyone looking for a well-located, affordable room in a friendly and accessible neighbourhood. Don't miss the opportunity to make this charming space your new home.

Council Tax Band

C

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.