



Flat (EPC Rating: C)

**13, TOP FLOOR
FLAT ANNESLEY
AVENUE, LONDON,
NW9 5ED**

Per month

£1,300

FEATURES

- Top floor one bedroom flat
- Self-contained kitchenette
- Ideal for professionals
- Near transport links
- Private bedroom area
- Modern shower room
- Close to amenities
- Bills not included



WINGATE 
Estate Agents

1 Bedroom Flat located in London

Nestled in the charming Annesley Avenue, this delightful flat offers a unique opportunity for those seeking a comfortable living space in the heart of London. Built in 1900, the property exudes character and charm, reflecting the rich history of the area.

The flat features a small reception room, perfect for relaxing or entertaining guests. The single bedroom provides a cosy retreat, ideal for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for daily routines.

While the flat may be compact, it is designed to maximise space and functionality, making it an excellent choice for individuals or couples looking for a low-maintenance home. The location is superb, with easy access to local amenities, transport links, and the vibrant culture that London has to offer.

This property presents a wonderful opportunity to embrace city living in a historic setting. Whether you are a first-time buyer or seeking a rental investment, this flat on Annesley Avenue is certainly worth considering.

Call us on

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<https://www.wingateestates.co.uk/>

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.