



St. Pauls Avenue, NW2

TO LET - £2,450 Per Month

AVAILABLE TO LET is this spacious two bedroom Flat, set on the Second Floor within a charming Victorian conversion, situated in the heart of Willesden Green.

Offering 714 sq ft of well laid out accommodation, the property comprises a bright reception room, leading through to the modern fitted kitchen with integrated appliances, two double bedrooms (one with an en-suite) and a three piece bathroom suite.

St Paul's Avenue is a stone's throw away from Willesden Green (Jubilee - Zone 2) and is within close distance to all the amenities found on Walm Lane along with a wide variety of independent eateries, delis, cafes and restaurants.

- Charming 2 bedroom Second Floor Flat
- Offering 714 sq ft of accommodation
- Modern fitted kitchen
- Transport: Willesden Green (Jubilee-Zone 2)
- Deposit: £2,826
- COUNCIL: Brent (C)

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Approx Gross Internal Area = 66.3 sq m / 714 sq ft

Restricted head height = 1.9 sq m / 20 sq ft

Total = 68.2 sq m / 734 sq ft

For identification only - Not to scale



= Reduced headroom below 1.5m / 5'0



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan.
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