



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Grosvenor Gardens, Willesden Green, NW2 4QN

£1,473 PCM

Subject to Contract

- Sizeable studio room into bay window
- Fitted bathroom
- Tree lined avenue
- High ceilings in reception room

- Modern fitted kitchen
- Entry phone access
- Right by the Willesden Green train station



Grosvenor Gardens, NW2 4QN

Attractive leafy street... double bedroom apartment, on the ground floor of an imposing period style three storey house, boasting high ceilings, comprising of a sizable living space, modern fitted kitchen with own washing machine, large sleeping area with en-suite shower room, and benefiting from entry phone access & double glazing throughout, located only a stone's throw of Willesden Green amenities.

Located in the heart of Willesden Green, in a quiet residential road, only moments from Willesden Green (Jubilee Line) tube, with Sainsbury's opposite the station for your essential needs, complemented by an array of cafés, trendy bars and restaurants offering worldly cuisines.

Available now: GAS BILLS INCLUDED

Tenure

Price £1,473 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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