



**ROUNDWOOD ROAD, NW10**  
**£1,650 PER CALENDAR MONTH**

A newly decorated 2 double bedroom ground floor flat. The property includes an open plan reception / kitchen which gives direct access to a private patio garden. Further benefits includes, wood flooring throughout the property and modern bathroom. Available: Immediately.

Location: The property is within the Leopold primary school catchment and walking distance to Roundwood Park itself. It provides good access to local shops, A406 North Circular Road and Brent Cross shopping centre. Nearest tube stations are at Neasden and Dollis Hill (Jubilee Line).

- 2 Double Bedrooms
- Open Plan Reception / Kitchen
- Modern Bathroom
- Wood Flooring
- Private Patio Garden



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	77		
<small>Energy efficiency: Lower rating costs less to run. A rating of C or better is recommended for new homes.</small>		<small>Environmental impact: Lower rating causes less environmental damage. A rating of B or better is recommended for new homes.</small>	
<small>More energy efficient = higher saving costs</small>		<small>More environmentally friendly = higher CO<sub>2</sub> reduction</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	