



**Lansdowne Grove, London  
NW10 1PR**

**£1,850 Per Calendar Month**

\*\*\*COZY TWO-BEDROOM FIRST-FLOOR FLAT TO RENT – JUST 0.1 MILES FROM NEASDEN STATION (JUBILEE LINE)\*\*\*

Regal Estates presents this cozy two-bedroom, first-floor flat in Neasden. The property is situated on a quiet residential road less than 0.1 miles from the A406, allowing for direct routes across England, and just 0.1 miles from Neasden Station, providing an easy commute into central London.

The property itself features brand new carpet, freshly painted walls, a large fully equipped bathroom, a fully fitted kitchen, a spacious double bedroom, a single bedroom, and ample storage space throughout.

Early viewings are advised — call us now to arrange a viewing!



| Energy Efficiency Rating                                                                                                             |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very energy efficient - lower running costs                                                                                          |         |           |
| (92 plus) <b>A</b>                                                                                                                   |         |           |
| (81-91) <b>B</b>                                                                                                                     |         |           |
| (69-80) <b>C</b>                                                                                                                     |         |           |
| (55-68) <b>D</b>                                                                                                                     |         |           |
| (39-54) <b>E</b>                                                                                                                     |         |           |
| (21-38) <b>F</b>                                                                                                                     |         |           |
| (1-20) <b>G</b>                                                                                                                      |         |           |
| Not energy efficient - higher running costs                                                                                          |         |           |
|                                                                                                                                      | 60      | 69        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                       |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                  |         |           |
| (92 plus) <b>A</b>                                                                                                                   |         |           |
| (81-91) <b>B</b>                                                                                                                     |         |           |
| (69-80) <b>C</b>                                                                                                                     |         |           |
| (55-68) <b>D</b>                                                                                                                     |         |           |
| (39-54) <b>E</b>                                                                                                                     |         |           |
| (21-38) <b>F</b>                                                                                                                     |         |           |
| (1-20) <b>G</b>                                                                                                                      |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                  |         |           |
|                                                                                                                                      |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

