

A-B-A-C-U-S

KENSAL RISE

St Pauls Avenue, Willesden Green London, NW2

This lovely newly refurbished one bed flat based on the ground floor of an imposing conversion located in a quiet residential road. The property comprises a large double bedroom, a bright reception room onto a modern open plan kitchen and fully integrated features, It's sky light window allowing loads of natural light throughout the property, Central heating, wooden flooring, double glazed windows, newly refurbished tiled bathroom with walk in shower. A MUST SEE CALL TODAY FOR A VIEWING ON 02038155777.



£375.00 Per Week
£1,625.00 Per Calander Month

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D		69	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE OPENING HOURS:

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.