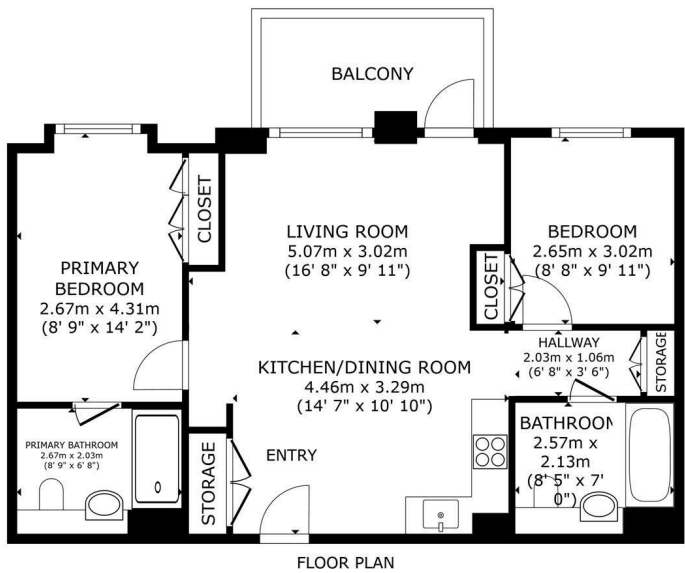


**Wigmore Jones Ltd**  
**Wigmore Jones - Lettings**  
Foundry Building, 2 Smiths Square  
77 Fulham Palace Road  
London  
W6 8AF  
**Contact**  
0207 118 8484  
help@wigmorejones.com  
www.wigmorejones.com

**18 Ribbon Lane**  
Brent Cross Town  
London  
NW2 8AD



18 Ribbon Lane  
£2,650 Per Month




GROSS INTERNAL AREA  
FLOOR PLAN 67.7 m<sup>2</sup> (728 sq.ft.)  
EXCLUDED AREAS: BALCONY 6.4 m<sup>2</sup> (69 sq.ft.)  
TOTAL: 67.7 m<sup>2</sup> (728 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

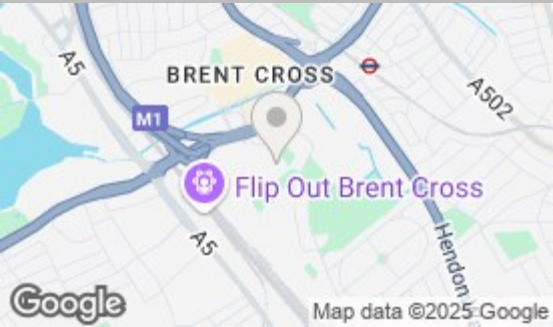


Local Authority

Council Tax Band  
New Build

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(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	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements