



**1 Bed  
Studio  
located in**



# Flat 14e, 74 St. Pauls Avenue London NW2 5TG



## £1,198 Per Month

Modern Studio Flat - Willesden Green in Saint Paul's Avenue NW2 - Available Now!

Sincere Lettings are pleased to offer this bright and convenient studio flat on Saint Paul's Avenue, perfectly suited for a single professional or student.

This furnished studio features a private ensuite bathroom and a fully equipped separate kitchenette with a fridge, hob, oven, and microwave.

What's included:


- Self contained studio flat
- Furnished and ready to move in
- Private Kitchenette with essential appliances
- Fixed bills: £150/month
- Pet-friendly

St Paul's Avenue is conveniently located at less than a 5-minute walk from Willesden Green underground station.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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