

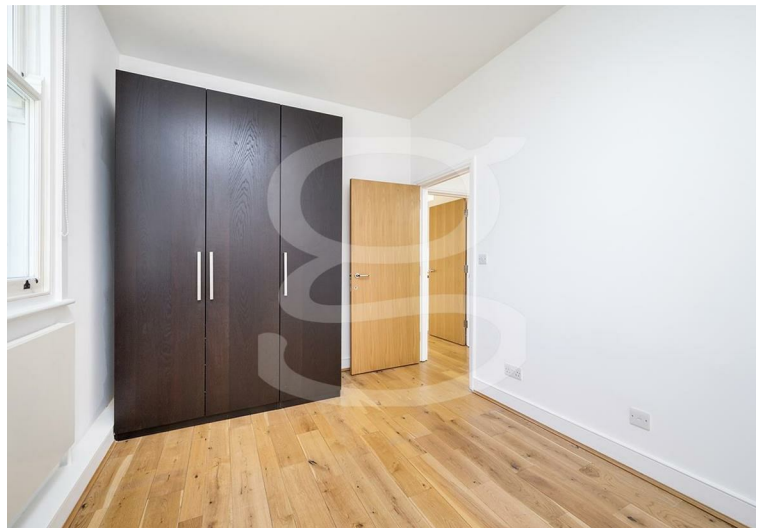
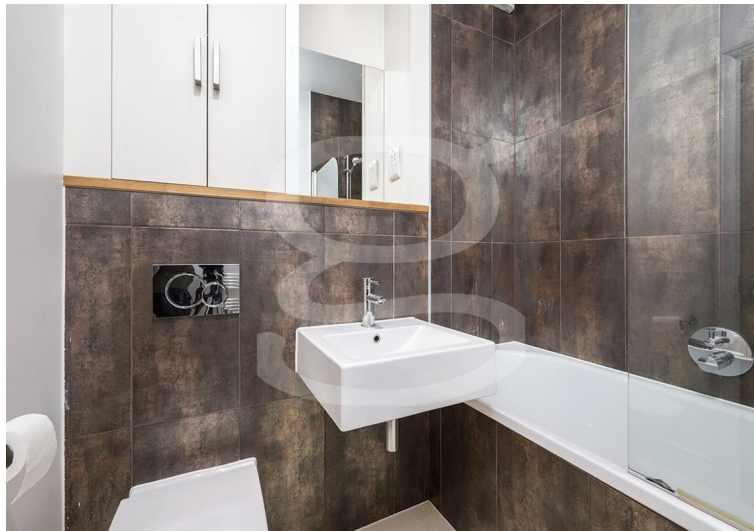


Teignmouth Road, Brondesbury, NW2 £2,450 Per Month Furnished

Situated on the first floor within a substantial detached, red brick period house in the heart of the Mapesbury conservation area, on a beautiful tree-lined street.

The apartment, which is in excellent condition, comprises a large reception room with wooden floors and lots of natural light, an open-plan kitchen with modern appliances, two double bedrooms and a modern family bathroom.

The property is ideally located close to numerous transport links, with Kilburn Tube Station (Jubilee) and Brondesbury (Overground) within a short walk, plus the numerous cafes and restaurants the area has to offer. Furthermore, all the amenities of neighbouring Queens Park, Kilburn, Cricklewood and West Hampstead are all within a short walk. Easy access to the West End, City and a direct tube ride to Canary Wharf.



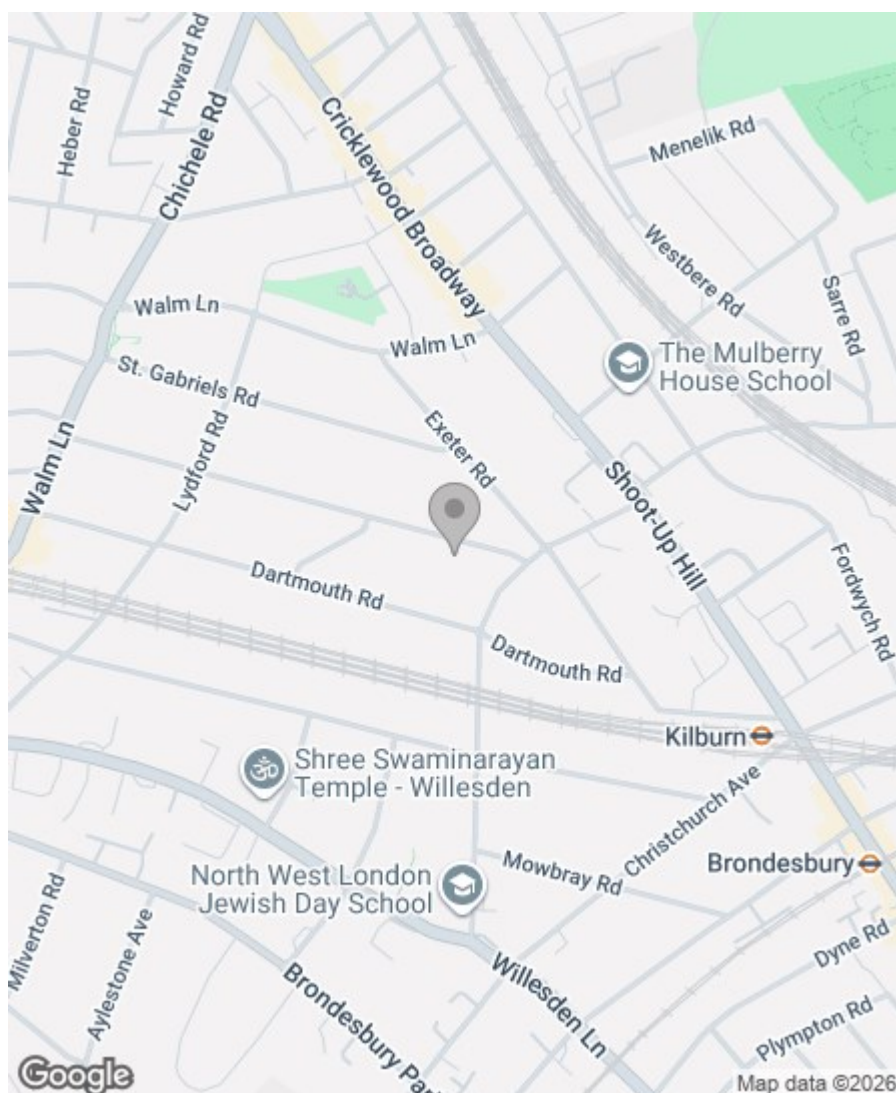
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FLOOR PLAN**

Property Overview

Location	Mapesbury, NW2
Price	£2,450 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Brent
Tax Band	D
Furnishing	Furnished

Key Features

- Excellent Condition
- Wooden Floors
- Bright and Spacious
- First Floor
- Period Features
- Modern
- High Quality Fittings
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

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Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).