



## 6B Westbourne Road, N7 8AU

**£1,450 Per Month**

Nestled on the charming Westbourne Road, this delightful large studio flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom and a modern bathroom, ensuring a pleasant living experience.

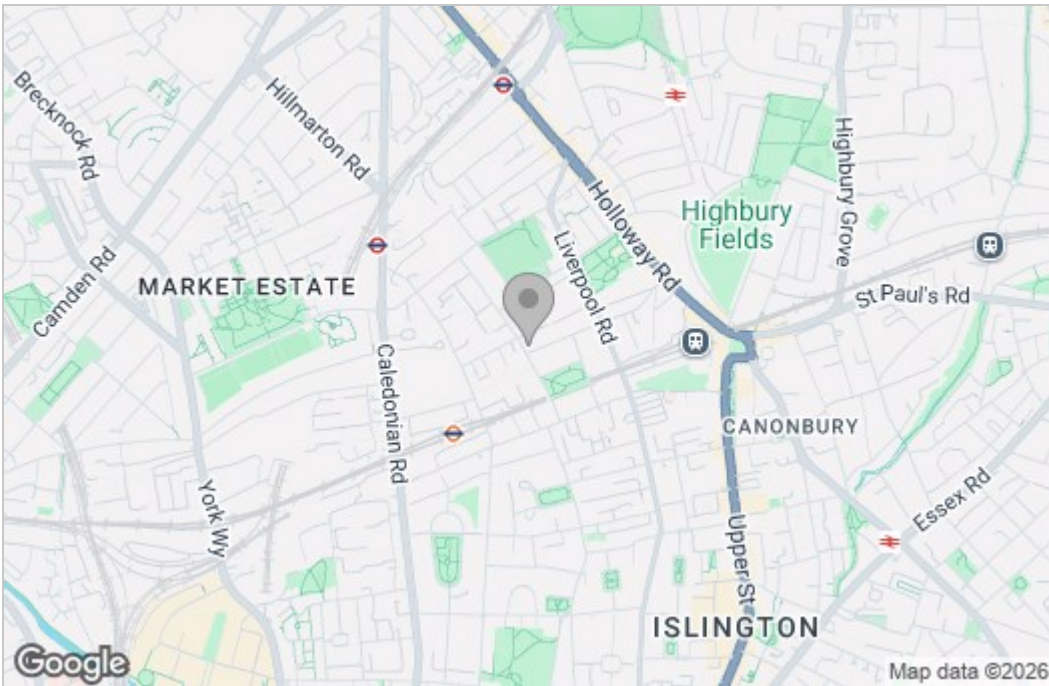
The flat is designed to maximise space and light, creating a warm and inviting atmosphere. Its location on Westbourne Road places it within easy reach of local amenities, including shops, cafes, and parks, making it a wonderful place to call home.

For those who rely on public transport, the nearest underground station is conveniently located just a short walk away, providing excellent connections to the wider city. This flat is an excellent opportunity for anyone looking to enjoy a vibrant community while having the comfort of a private retreat.




# Floor Plan

## Area Map



## Energy Efficiency Graph

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 	

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