



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Riffel Road, Willesden, NW2 4PB**

**£996 Per Month**  
Subject to Contract

- Studio room
- Shower combined w.c
- Gas central heating
- Separate kitchen
- Entry-phone



### Riffel Road, NW2 4PB

Spacious self-contained double studio apartment with stairs leading up to a mezzanine sleeping area, set in this period style two storey terraced house, which has just undergone re-decoration, comprising of a separate fitted kitchen with own washing machine, en-suite shower room, entry phone intercom system and gas central heating which is including .

Only moments from Willesden Green (Jubilee Line) tube station, variety of local shops, bars/cafes, restaurants and Sainsbury's local is but a few minutes away.

### Tenure

**Price** £996 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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