



| 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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |

Cairnfield Avenue, Neasden, NW2 7PE

**£2,500 Per Month**  
Subject to Contract

- Five bedrooms
- Newly fitted kitchen with dining area
- Private rear garden
- Reception room into bay window
- Newly fitted bathroom combined W.C
- Timber style floors \* Low voltage lights

### Cairnfield Avenue, NW2 7PE

Newly refurbished five bedroom house set in this 20's style three storey house, benefiting from off street parking, ideal for a group or family dwelling. Boasting newly fitted kitchen with dining area over looking private garden, reception room into bay, newly fitted family and en suit bathrooms, additional guest W.C on the ground floor, with timber style flooring & gas central heating throughout. Within close proximity of local amenities.

Cairnfield Avenue is a quiet residential Road, ideally situated to the numerous shops and transport links of the area and North Circular which is well connected both in to and out of London.

#### Tenure

**Price** £2,500 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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