



**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>		
(39-54) <b>E</b>	44	55
(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>		
(39-54) <b>E</b>	43	51
(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	

Melrose Avenue, Willesden Green, NW2 4LH

£910 PCM

Subject to Contract

- Sizable self contained studio into bay
- Shower combined w.c
- Period features \* Close to amenities

- Modern fitted kitchen
- Entry-phone
- Includes Council Tax





### Melrose Avenue, NW2 4LH

A most sizable... Self contained studio apartment, with high ceilings and period features, set in this imposing period style house. The property boasts from an 18" studio room into bay, modern fitted kitchen, shower combined w.c and entered via entry-phone access.

Melrose Avenue is an attractive tree lined road which leads directly to "Gladstone Park" parklands, at one end and the other Walm Lane, which is a short walk of Willesden Green (Jubilee Line) tube, variety of local shops, bars, restaurants and numerous alternative transport facilities.

### Tenure

**Price** £910 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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