



**St. Gabriels Road, Mapesbury Estate, NW2 4RY**

**£1,550 PCM**

Subject to Contract

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>82</b>
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

- Two bedrooms
- Modern fitted kitchen
- Sash windows

- 20" Reception room
- Family bathroom
- Entry-phone

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## St. Gabriels Road, NW2 4RY

Elegant double fronted house... spacious two bedroom apartment on the first floor, overlooking the rear gardens, which has high standard, carved out of a most impressive semi-detached red brick house, entered via entry-phone intercom, located in this broad tree lined Avenue, close to all amenities.

The property measures over 750sqft of accommodation, boasting a sizable reception room with dining area, modern fitted kitchen, newly refurbished family and en suite bathroom.

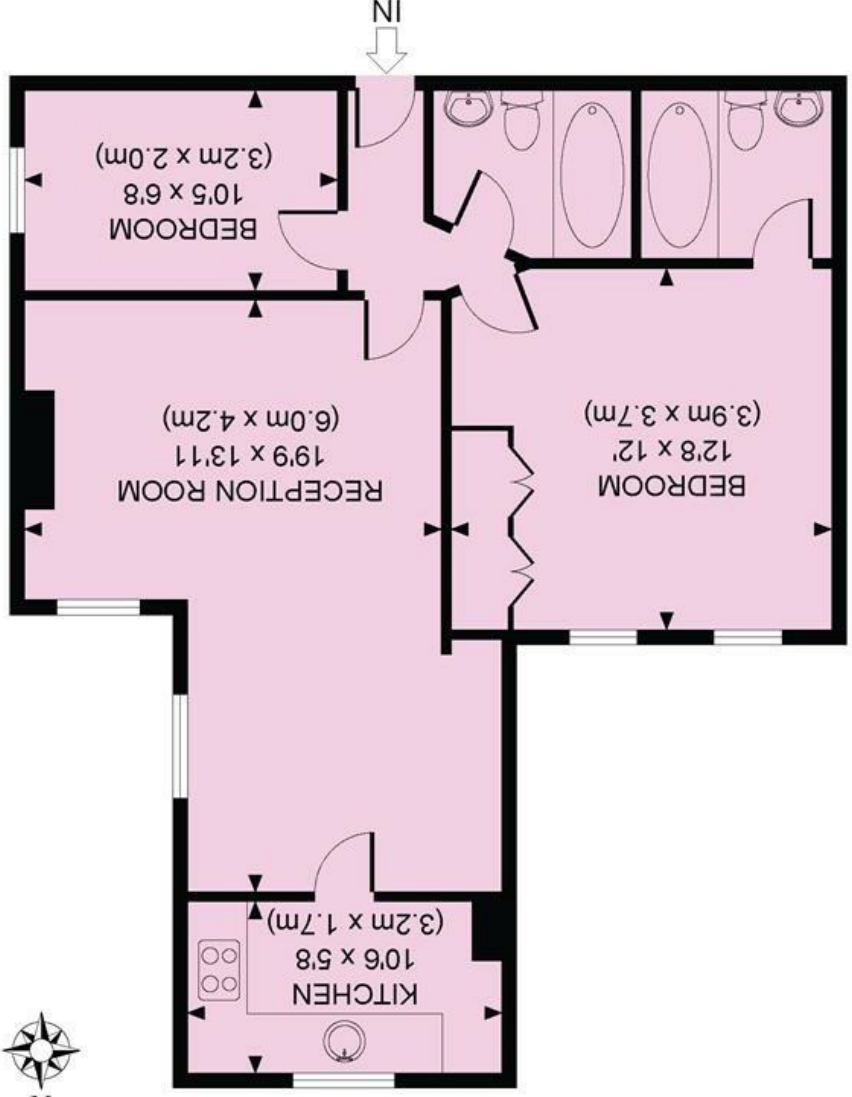
St. Gabriels Road is a beautiful broad leafy Avenue, only a short stroll to Willesden Green (Jubilee Line) tube, shops, bars/cafes, restaurants, and easy reach of Kilburn & West Hampstead.

Available 26 August 2017

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ST. GABRIELS ROAD, NW2  
TOTAL APPROX. FLOOR AREA 627 SQ. FT. (58.3 SQ. M.)  
FIRST FLOOR



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo  
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