

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
54	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
51	

St. Pauls Avenue, Willesden Green, NW2 5SX

£1,842 PCM

Subject to Contract

- Carved out of this elegant building
- Own entrance
- Contemporary style kitchen
- Tree lined road
- Vaulted ceiling feature in reception room
- Modern fitted bathroom

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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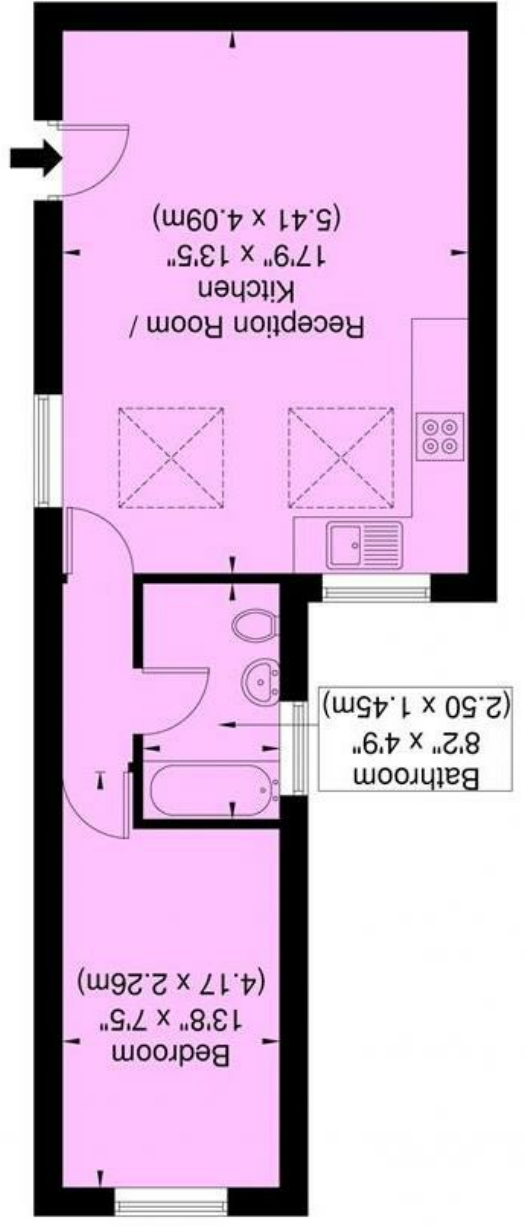
**St. Pauls Avenue, NW2 5SX**

Unique own entrance... trendy, contemporary style one bedroom apartment, situated on the ground floor of an imposing conversion located in a quiet, tree lined residential road with its own private secluded entrance. A short stroll of the numerous shops, bars/cafes, restaurants and transport links of the local area.

Property offers over 394 sq ft of living space, comprising of a double bedroom, vaulted ceilings in reception room leading onto a modern open plan kitchen with fully integrated appliances. Its sky light window allows natural light throughout the property. Home benefits from central heating, wooden flooring, double glazed windows and a beautiful tiled bathroom with walk-in shower. Short walk to Willesden Green tube station, Zone 2-3 and to Cricklewood Thames Link.

Available 11th May

**18b St Pauls Avenue, NW2 5SX**  
 Approx. Gross Internal Area = 395 sq ft / 36.7 sq m



Ref  
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 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation