

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
63	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
61	

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.

Walm Lane, Willesden Green, NW2 4QL

£2,500 PCM

Subject to Contract

- Own entrance from street
- High ceilings in reception room
- Two bathrooms on of which is en suite
- Gas central heating
- Close proximity of Willesden Green amenities
- Stylish two bedroom ground floor flat
- Dishwasher in modern fitted kitchen
- Beautiful private rear garden
- Solid wood flooring
- Double glazed sash windows



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Walm Lane, NW2 4QL

Bursting with light & full of character... own entrance, sizeable two double bedroom apartment, one of which has patio doors leading out to the private rear garden. Maintained to a high standard, situated in the heart of this sought-after leafy location close to all the local amenities,

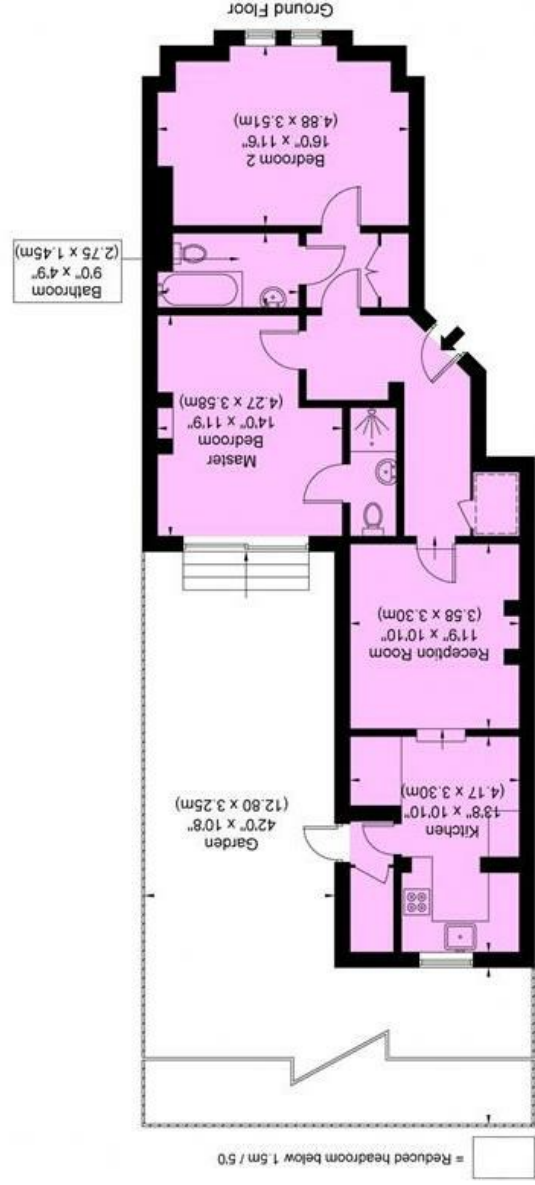
The property offers over 830 sq ft of complete ground floor of this period house and part of the floor below, comprising of solid wood flooring throughout, high ceilings in the reception room with a recess dining area, a separate fitted kitchen with double oven, and two bathrooms, one of which is ensuite to the master bedroom.

Set in a broad tree-lined avenue, moments away from Willesden Green, (Jubilee Line) tube, Sainsbury's express, alternative shopping facilities, and a variety of trendy bars and restaurant

Available 24 March

Walm Lane, Willesden Green, NW2

Approx. Gross Internal Area = 77.1 sq m / 830 sq ft (Excluding Reduced Headroom)



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