

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	54
(21-38) F	35
(1-20) G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	52
(21-38) F	34
(1-20) G	

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**

**£1,950 PCM**

Subject to Contract

- Range of fitted wardrobes in double bedroom
- Recess dining area
- Sizeable bathroom with window
- Solid wood flooring
- Beautiful leafy avenue
- Character filled reception room
- Handleless white lacquer kitchen
- South/easterly facing Balcony
- Gas central heating



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## Walm Lane, NW2 4QL

Bursting with light & full of character... architecturally designed one double bedroom apartment which has been recently refurbished to a high standard, mix of traditional with a twist of contemporary in tasteful, vibrant colours.

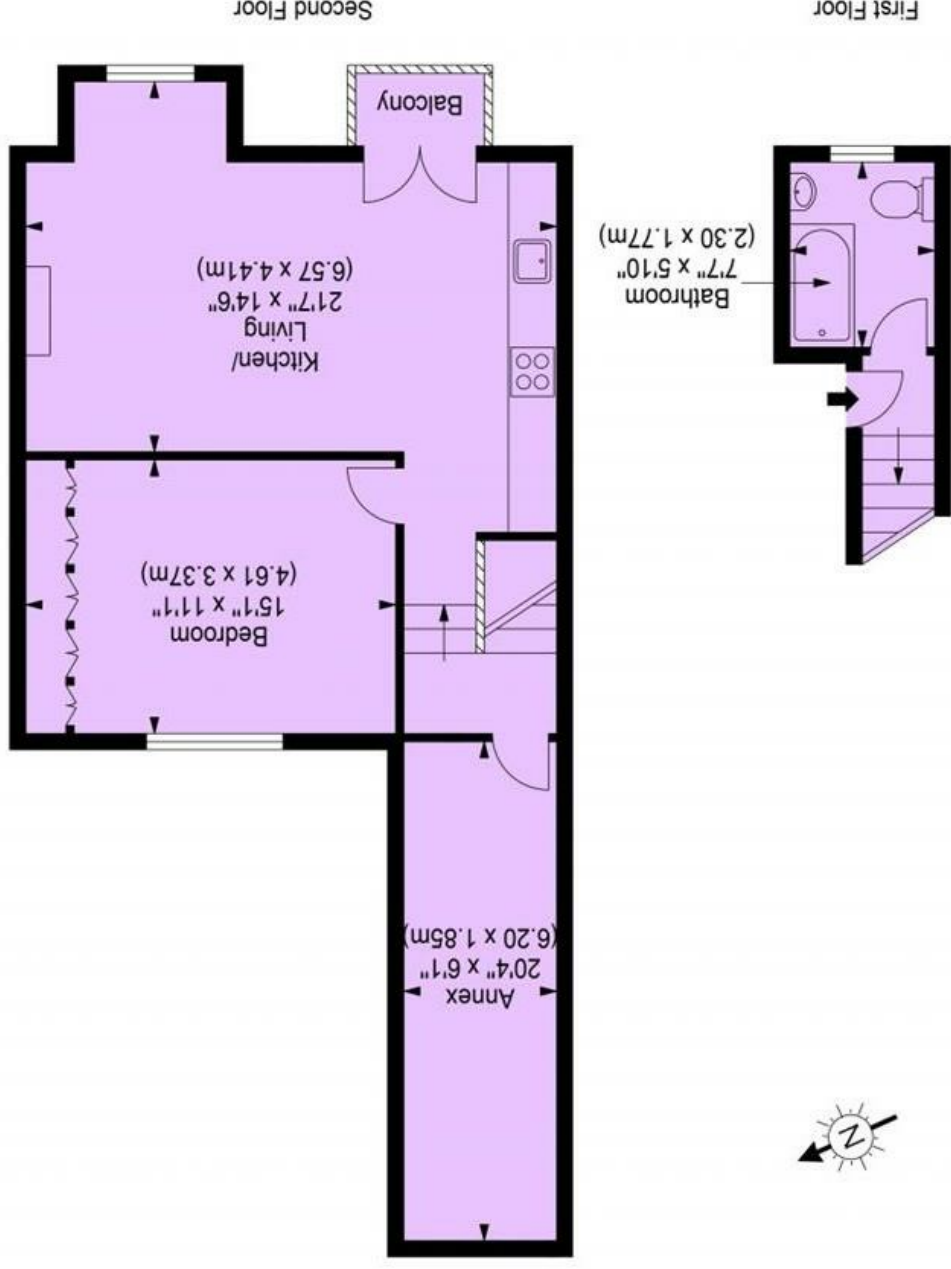
The property offers over 721 sq ft of living accommodation occupying the complete top floor of this period house and part of the floor below, comprising of a solid wood flooring in a sizable 21ft reception room with a recess dining area, French doors leading out to balcony by a contemporary lacqued fitted kitchen with stainless steel appliances, Corian composite worktops, and large Ceramic style tiling in bathroom.

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 restaurants.

Available - Flexible Date

## Walm Ln, London, NW2 4QL, UK

Approx. Gross Internal Area 721 sq ft - 66.98 sq m



Ref THEBLEPLAN  
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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



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