



## St. Pauls Avenue, NW2

**TO LET - £2,450 Per Month**

AVAILABLE TO LET is this spacious two bedroom Flat, set on the Second Floor within a charming Victorian conversion, situated in the heart of Willesden Green.

Offering 714 sq ft of well laid out accommodation, the property comprises a bright reception room, leading through to the modern fitted kitchen with integrated appliances, two double bedrooms (one with an en-suite) and a three piece bathroom suite.

St Paul's Avenue is a stone's throw away from Willesden Green (Jubilee - Zone 2) and is within close distance to all the amenities found on Walm Lane along with a wide variety of independent eateries, delis, cafes and restaurants.



- Charming 2 bedroom Second Floor Flat
- Offering 714 sq ft of accommodation
- Modern fitted kitchen
- Transport: Willesden Green (Jubilee-Zone 2)
- Deposit: £2,826
- COUNCIL: Brent (C)



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## St. Pauls Avenue, NW2

Approx Gross Internal Area = 66.3 sq m / 714 sq ft

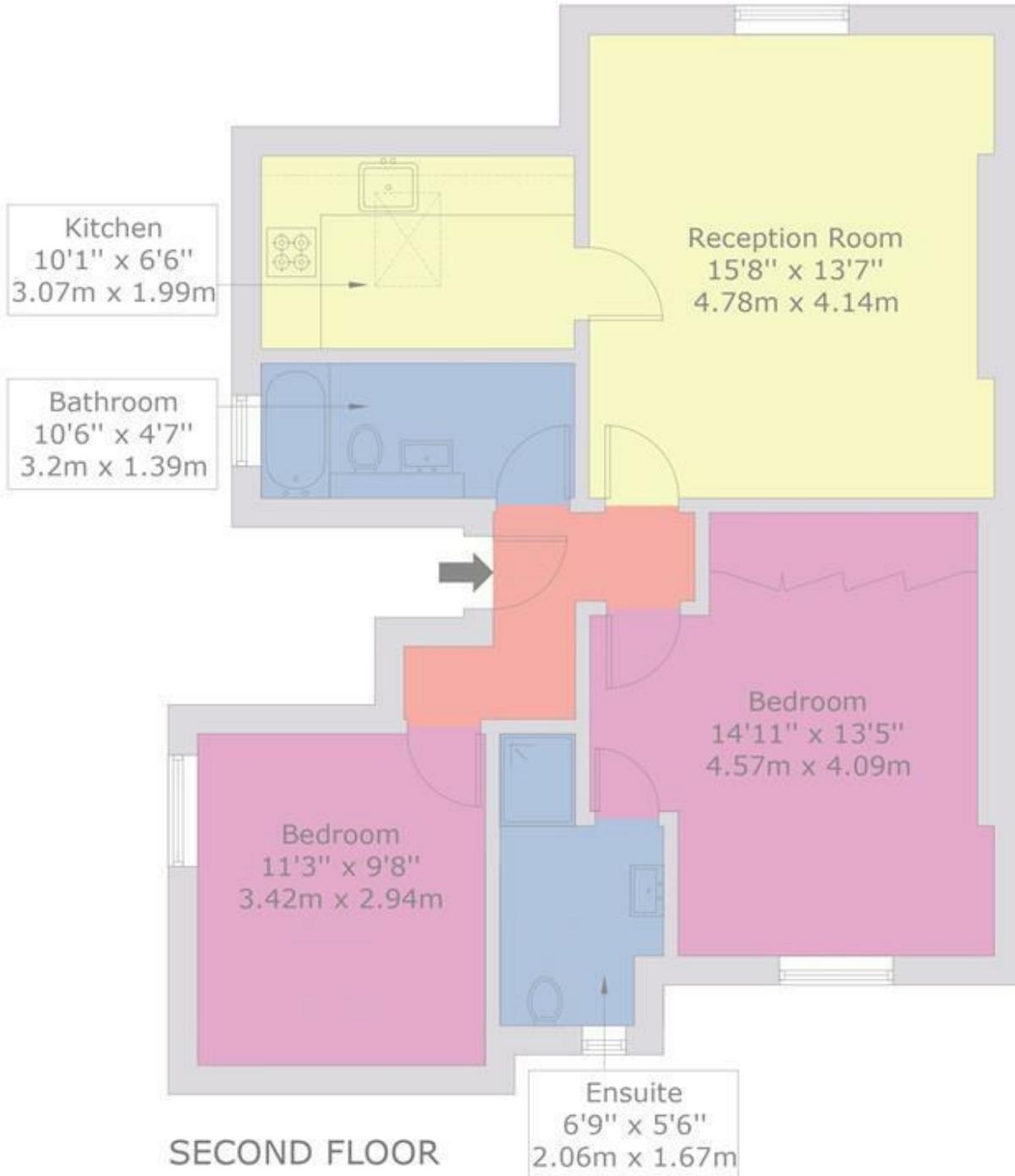
Restricted head height = 1.9 sq m / 20 sq ft

Total = 68.2 sq m / 734 sq ft

For identification only - Not to scale



= Reduced headroom below 1.5m / 5'0"



EPC: D

Ref: 15061702



This floor plan is produced in accordance with RICS Property Measurement Standards including International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan. Produced for Cameron Stiff & Co. Copyright © BLEUPLAN

