



**St. Pauls Avenue, London
NW2 5TG**

£2,950 Per Calendar Month

Regal Estates presents a delightful three-bedroom ground floor garden flat in Willesden.

The property boasts three spacious bedrooms with fitted wardrobes, two bathrooms, a modern and roomy open plan kitchen/lounge area, and its own private garden.

Conveniently situated just off Willesden High Street, the flat offers easy access to local amenities. Moreover, it's within walking distance to Willesden Green (Jubilee line, zone 2) and Dollis Hill (Jubilee line, zone 3) underground stations, enhancing its connectivity.



| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 77 | 79 |
| England & Wales | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC  | |

