



**Sandringham Road, London  
NW2 5EP**

**£1,895 Per Calendar Month**

Regal Estates are pleased to present this modern two-bedroom first-floor flat in Willesden Green, located close to two nearby stations offering fantastic transport links to Central London.

This property boasts two well-proportioned double bedrooms with built-in wardrobes, a living room with an open-plan kitchen, and a bathroom. The property is presented on an unfurnished basis.

The kitchen consists of an integrated fridge and freezer, high-quality Neff appliances, an induction hob, and a dishwasher.

Location: A 7-minute walk to a large Sainsbury's and just a 2-minute walk from the High Road in Willesden. There is direct access to Central London via Dollis Hill Station (Jubilee Line, Zone 3) or Willesden Green Station (Zone 2).

Early viewings are highly advised – call us now to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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