



## LITCHFIELD GARDENS, NW10

**£1,900 PER MONTH**

Conveniently situated, a 2 double bedroom ground floor flat converted from a Victorian property. The property includes wood flooring to the spacious reception room, contemporary kitchen and modern bathroom. Private south facing garden of some approx. 40ft. Part furnished. (Photographs taken prior to tenancy)

Available: 7th December 2023

Location: Situated on the south side of Litchfield Gardens. Nearest tube is at Willesden Green (Jubilee Line). Excellent access to numerous bus routes, (including bus 6 and 52) and is within walking distance to the High Road. Willesden Sports centre and Roundwood Park. Easy access to Kensal Rise via Chamberlayn

- 2 Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- South Facing Garden
- Wood Flooring
- Well Presented



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div><div>Very energy efficient - lower running costs</div><div><div>90-100</div><div>A</div></div><div><div>80-90</div><div>B</div></div><div><div>70-80</div><div>C</div></div><div><div>60-70</div><div>D</div></div><div><div>50-60</div><div>E</div></div><div><div>40-50</div><div>F</div></div><div><div>30-40</div><div>G</div></div></div><div><div>73</div><div>77</div></div></div>			
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The energy efficient - saving energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive		EU Directive	