

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			

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			
(21-38) F			
(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.

**Willessden Lane, Brondesbury Park, NW6 7PN**

**£1,400 PCM**

Subject to Contract

- Spacious studio apartment
- Marbled worktops in kitchen
- Broad leafy road in the heart of Brondesbury Park
- Low voltage lighting & double glazing
- South facing rear gardens
- Modern fitted bathroom combined W.C
- Video entry-phone & lift
- Hot water & heating included



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



**Willesden Lane, NW6 7PN**

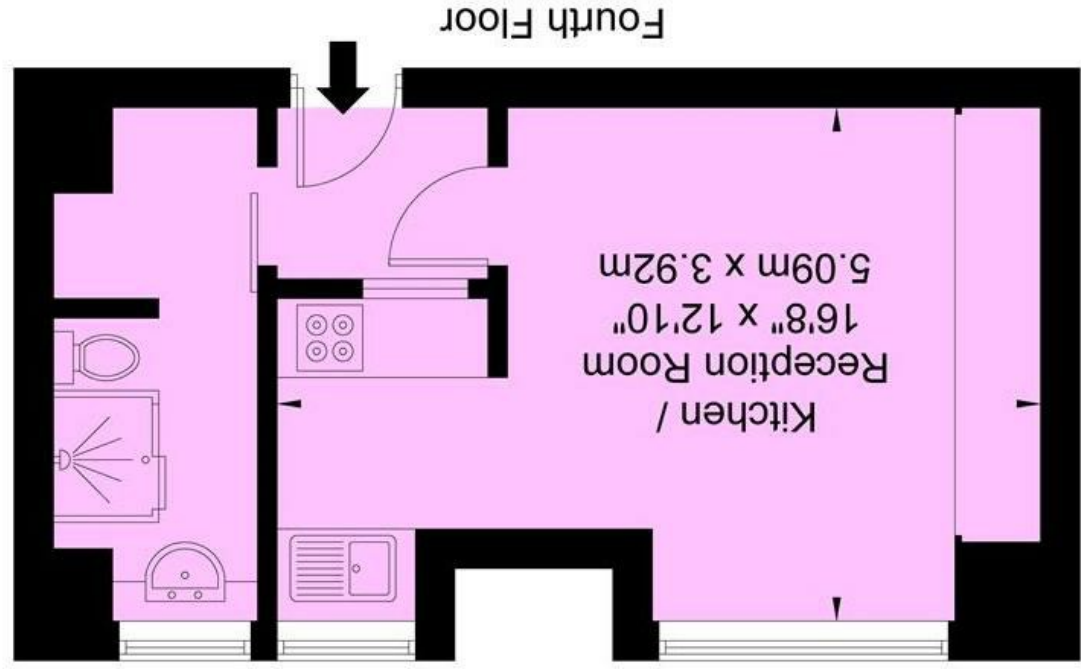
Great example of Art deco with stunning communal gardens in the heart of this broad tree-lined location... video entry & lift access to a grand entrance area of this residential block leading to well-proportioned studio apartment overlooking south facing grounds.

Modern thoughtfully fitted property with a generous amount of storage/wardrobes, additional internal storage throughout, white lacquered fitted kitchen with marble style worktops and conventional white coloured bathroom suite, utility/laundry area, benefits include low voltage lighting and double glazing throughout.

7 minute walk to Queens Park - 5 minute walk to Willesden Green - 5 minutes to Kilburn Tube. 1 minute to bus stop.

Available 3rd of January

**Tarranbrae, Willesden Lane, NW6 7PN**  
 Approx. Gross Internal Area = 27.9 sq m / 300 sq ft



**BLEU PLAN**  
 Copyright © BLEUPLAN  
 Ref

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
 Copyright © BLEUPLAN



Tel: +44 (0)2 8960 9988  
 Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk | warwickestateagents.tv | warwickestateagents.co.uk  
 69 Chamberlayne Road, London NW10 3ND  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989