



**Cobbold Road, London  
NW10 9SX**

**£2,150 Per Calendar Month**

Regal Estates are pleased to present this newly decorated three bedroom first floor flat in Harlesden/Willesden. Presented in a great and refurbished internal condition.

This flat consists of three double bedrooms, separate fitted kitchen, good size reception room, and two modern bathrooms.

This flat is within walking distance to Dollis hill and Neasden tube AND IS AVAILABLE NOW.



| 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>                                                                                                                    |         |           |
| (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                                                                                         |         |           |
|                                                                                                                                     | 57      | 63        |
| England & Wales           EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                      |         |           |
|-------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 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>                                                                                                                    |         |           |
| (21-38) <b>F</b>                                                                                                                    |         |           |
| (1-20) <b>G</b>                                                                                                                     |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                 |         |           |
|                                                                                                                                     | 50      | 56        |
| England & Wales           EU Directive 2002/91/EC  |         |           |

