



**Aberdeen Road, London  
NW10 1LS**

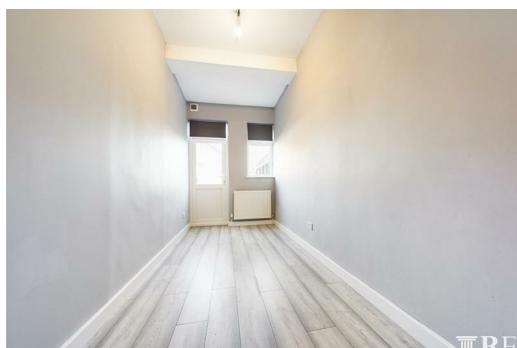
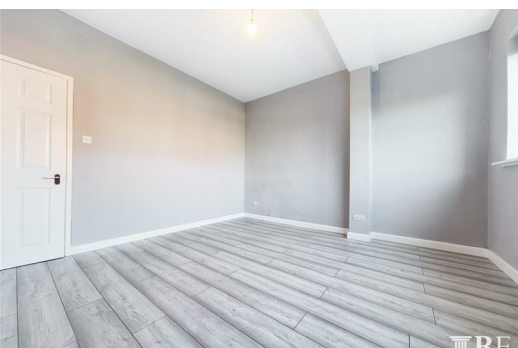
**£1,600 Per Calendar Month**

This refurbished two-bedroom ground floor flat is conveniently located near Dollis Hill tube station (Zone 3 Jubilee Line), offering easy access to London's public transport network.

The flat comprises an open plan kitchen/lounge, one double bedroom, one single bedroom, and a brand-new bathroom.

The property also features a private garden for your own outdoor space, a brand-new kitchen equipped with modern amenities, gas central heating to keep you warm during the winter months, UPVC double glazed windows for insulation and soundproofing, and has been newly refurbished throughout to a high standard.

Early viewings are highly advised.



| 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                                                                                                                    |         |           |
| <div> <div>74</div> <div>77</div> </div>                                                                                                                       |         |           |
| England & Wales <div>             EU Directive 2002/91/EC              </div> |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                 |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions                                                                                                            |         |           |
| <div> <div></div> <div></div> </div>                                                                                                                           |         |           |
| England & Wales <div>             EU Directive 2002/91/EC              </div> |         |           |

