



**Monson Road, London  
NW10 5UP**

**£1,895 Per Calendar Month**

Regal Estates are pleased to present this refurbished and spacious three bedroom ground floor garden flat close to Willesden Junction Station.

The property comprises of a bright spacious open plan kitchen/ reception room, two double bedroom, good size single/small bedroom and two bathrooms. Further benefits include double glazed windows, laminate flooring throughout, gas central heating and own private garden.

Situated on a residential side road, close to a good selection of local amenities, within walking distance of both Kensal Green & Willesden Junction over/underground stations and numerous alternative transport links.

Available furnished or unfurnished.



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		
	70	77
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		
	67	77
England & Wales EU Directive 2002/91/EC		

