



**Manstone Road, London  
Brent NW2 3XG**

**£1,850 Per Calendar Month**

\*\*\*WELL-PRESENTED TWO BEDROOM SECOND FLOOR FLAT IN CRICKLEWOOD – GREAT LOCATION (NW2)\*\*\*

Modern accommodation ideal for professionals or two sharers.

Regal Estates are delighted to present this well-maintained two bedroom second floor flat situated in the heart of Cricklewood.

The property offers two good-sized bedrooms with double beds and fitted wardrobes, a bright living room with an attached fully equipped kitchen, and a modern bathroom. The flat is offered furnished, with the option to remove some furniture if required.

Conveniently located within walking distance to both Kilburn and Willesden Green tube stations, providing excellent transport links along with easy access to local shops and amenities.

AVAILABLE NOW

Early viewings are highly recommended – call now to arrange a viewing!



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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	52	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

