



**St. Pauls Avenue, London  
NW2 5TG**

**£3,095 Per Calendar Month**

Regal Estates presents this stunning and delightful three-bedroom ground floor garden flat moments away from Willesden Green Station (Jubilee Line - Zone 2)

The property boasts three spacious and sizable bedrooms with fitted wardrobes, two bathrooms, a modern and roomy and high spec open plan kitchen/lounge area, and its own private garden.

Conveniently situated just off Willesden High Street and the many restaurants, cafes and amenities of Willesden Green. Moreover, it's within walking distance to Willesden Green (Jubilee line, zone 2) and Dollis Hill (Jubilee line, zone 3) underground stations, enhancing its connectivity.



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		
	77	79
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		
England & Wales EU Directive 2002/91/EC		

