



**Melrose Avenue, London**

**Brent NW2 4JT**

**£950 Per Calendar Month**

Regal Estates are pleased to offer this spacious ensuite room, conveniently located just a 10-minute walk from Willesden Green Station (Jubilee Line).

The rent includes the council tax and water bills.

The room is fully furnished, featuring a bed with mattress, two wardrobes, a fridge/freezer, and a fitted kitchenette with a sink and ample storage space.

Local amenities include a Sainsbury's supermarket within a 15-minute walk and excellent transport links, including nearby bus routes and Willesden Green Station.

Immediate viewings are recommended.

Contact us today to arrange a viewing.



### 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>		72
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	