



**Melrose Avenue, London  
NW2 4JT**

**£1,200 Per Calendar Month**

Regal Estates present this first floor, self contained studio available near Willesden Green Station (Jubilee Line)


This property features a living room/bedroom area, a separate fully fitted kitchen and a three-piece bathroom suite in addition to a communal back garden. Council tax and Water Bill included in the rent.

Various transport links nearby including Willesden Green Station (Jubilee), bus links and easy access to Edgware Road (A5).

Single or Couple Occupiers only.

Call us now to arrange an immediate 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>		
(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		
	78	78
England & Wales	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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