



**Windermere Avenue, London  
NW6 6LP**

**£2,195 Per Calendar Month**

**\*FULLY REFURBISHED GROUND FLOOR TWO-BEDROOM GARDEN FLAT NEXT TO QUEEN'S PARK STATION\***

Regal Estates presents this newly refurbished two double bedroom flat on the ground floor with its own garden.

This property boasts two well-sized double rooms, a three-piece bathroom suite, a fully fitted kitchen, and access to its own private garden.

Local amenities include a seven-minute walk to Queen's Park Station and Brondesbury Park Overground Station, various shops and cafés on the main road, a two-minute walk to the nearest Sainsbury's Local, and just a stone's throw from Queen's Park.

Immediate viewings are advised—call us now to arrange a convenient appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

