



**Windermere Avenue, London  
NW6 6LP**

**£2,700 Per Calendar Month**

**\*FULLY REFURBISHED THREE-BEDROOM SPLIT-LEVEL FLAT NEXT TO QUEEN'S PARK STATION\***


Regal Estates presents this newly refurbished three-bedroom split level flat over the 1st & 2nd floors.

This property boasts three well-sized double bedrooms, a bathroom, a separate WC, and a fully fitted kitchen within an open-plan lounge.

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		
	63	80
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		
(21-38) F		
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