



**Heathfield Gardens, London
NW11 9HX**

£1,300 Per Calendar Month

WOW - SPACIOUS STUDIO FLAT AND JUST A 30 SECOND WALK FROM BRENT CROSS STATION (NORTHERN LINE)


Regal Estates is pleased to present this fantastic one-bedroom flat to rent, located on a quiet residential road just off the A406, offering direct access to various locations across London. Brent Cross Station (Northern Line) is less than a minute's walk away, providing fast and easy links into Central London.

The flat comes furnished, with ample storage throughout and electric heating. Ideal for both couples or single occupants.

Council tax and water bills are included, offering excellent value.

Early viewings are highly recommended – call us now to arrange a viewing.



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		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) 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		
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