



**Villiers Road, London  
NW2 5PG**

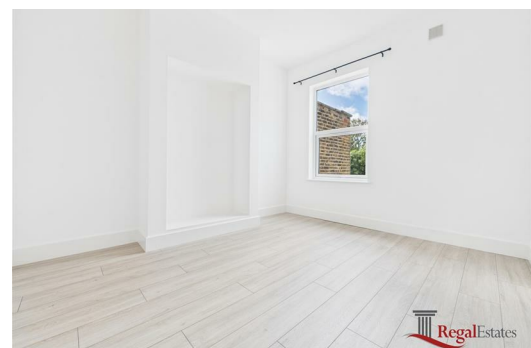
**£2,000 Per Calendar Month**

\*\*\*TWO-BEDROOM FIRST FLOOR FULLY REFURBISHED FLAT TO RENT – JUST FIVE MINUTES FROM DOLLIS HILL STATION (JUBILEE LINE, ZONE 3)\*\*\*

Regal Estates is delighted to present this fully refurbished first-floor flat to rent, featuring brand-new grey laminate flooring throughout, double-glazed windows, two spacious double bedrooms, a bright and airy living room, a fully fitted modern kitchen, and a generously sized bathroom. Ideal for two sharers or a small family.

This spacious two-bedroom flat is located on a quiet residential road, just a few minutes from the High Road, which offers a wide range of local amenities including shops, cafés, restaurants, salons, and more. The property is only a five-minute walk from Dollis Hill Station, providing a convenient 20-minute commute into Central London.

Early viewings are highly recommended – call now to arrange yours!



| 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                                                                                          |         |           |
|                                                                                                                                      | 73      | 80        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                       |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions                                                                                  |         |           |
|                                                                                                                                      |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

