



**Willesden Lane, London  
Middlesex NW6 7RR**

**£975 Per Calendar Month**

Recently refurbished studio/room finished to a high specification. Features a full private modern kitchen with built-in oven, hob, fridge-freezer, and washing machine. Stylish décor, bright interior, and premium finishes throughout.

All bills included (gas, electric, water, council tax) – WiFi excluded – making this a great value option with no hidden costs. Bathroom is shared with 2 other rooms only.

Excellent location:

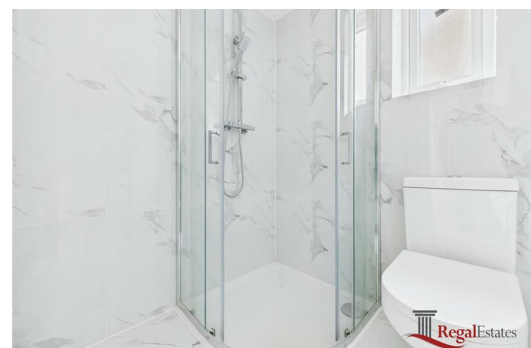
Brondesbury Park Station – 0.4 miles

Kilburn High Road Station – 0.7 miles

Kilburn Park Station – 0.8 miles

Perfect for professionals seeking a modern, all-inclusive home in a convenient North-West London location.

We also have a range of other rooms and studios available within the property - these can be shown to you during your 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
<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		

