



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

**£825 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:

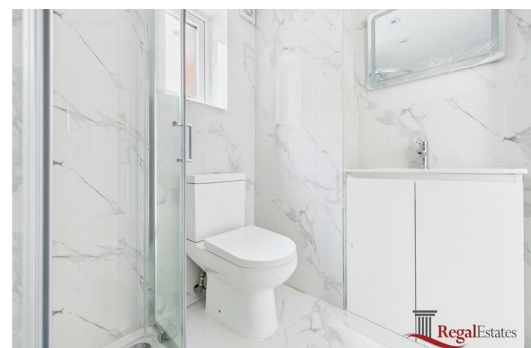
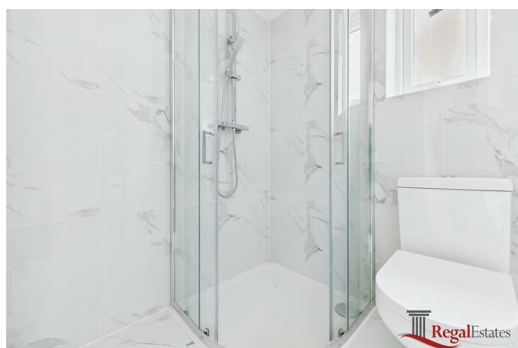
Brondesbury Park Station – 0.4 miles


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) 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		
	78	78
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		
