



**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:

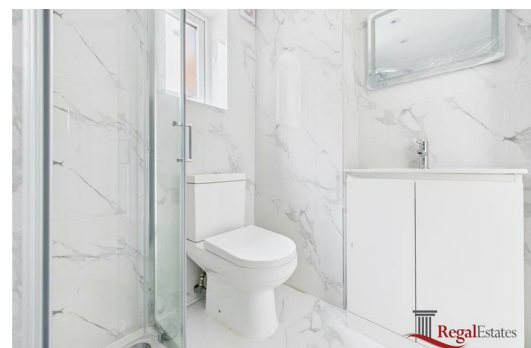
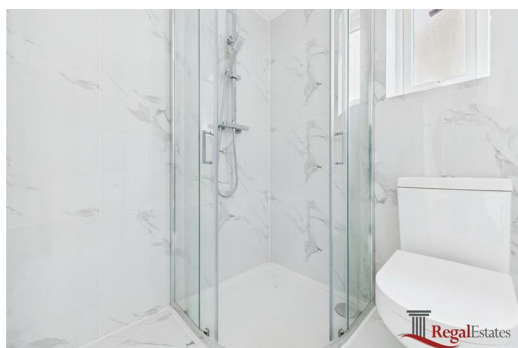
Brondesbury Park Station – 0.4 miles

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                                                           |         |           |
|  |         |           |