



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

£800 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:

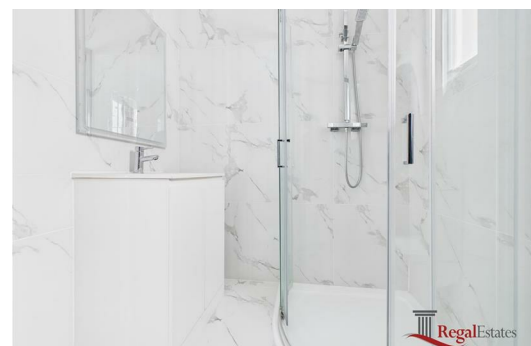
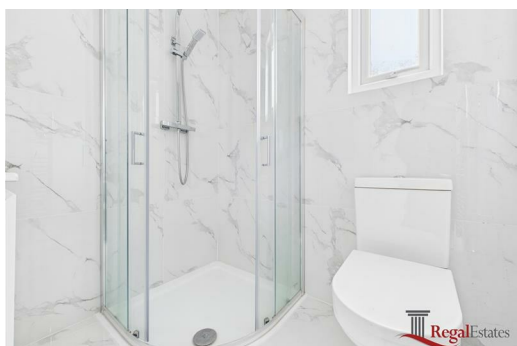
Kilburn High Road Station – 13 mins walk


Kilburn Park Station – 14 mins walk

Brondebury Park Station – 12 mins walk

Close to Kilburn High Road for shops, cafés, gyms, and transport links, plus nearby Kilburn Grange Park and Roundwood Park for green space.

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	78	78
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	