



**West Ella Road, London  
NW10 9PT**

**£1,725 Per Calendar Month**

\*\*\*TWO BEDROOM GROUND FLOOR FLAT TO RENT ON WEST ELLA ROAD\*\*\*

Regal Estates are delighted to present this well-presented, ground-floor two-bedroom flat to rent on West Ella Road, ideally situated on a quiet residential street in the heart of Harlesden.

The property offers well-proportioned accommodation throughout and comprises two generously sized bedrooms, a modern three-piece bathroom suite, and a bright living space, ideal for both relaxing and entertaining. The flat further benefits from access to a private garden, providing a peaceful outdoor area rarely found in the area.

Conveniently located close to local amenities, shops and transport links, this property offers comfortable and practical living in a popular residential location, making it an excellent choice for professionals or a small family.

Early viewings are advised — please contact us to arrange a 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 |         |           |
|                                             | 67      | 78        |
| England & Wales<br>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 |         |           |
|                                                     | 65      | 80        |
| England & Wales<br>EU Directive 2002/91/EC          |         |           |

