



**Lewgars Avenue, London  
NW9 8AS**

**£2,000 Per Calendar Month**

\*\*\*FULLY REFURBISHED TWO BEDROOM SPLIT-LEVEL FLAT TO RENT IN KINGSBURY NW9\*\*\*

Some bills included – Council Tax, Water, and TV Licence.

This first-floor, two-bedroom split-level flat comprises two double bedrooms, a study, a bathroom, an open-plan kitchen and lounge, and a small storage shed at the rear of the property.

Local amenities include easy access to Central London via (1 mile), on Kingsbury Road (1 mile), and various shops, cafés, and restaurants along Kingsbury Road.

Early viewings are advised – call us now 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

