



**North Circular Road, London
Brent NW10 0HP**

£700 Per Calendar Month

SPACIOUS DOUBLE ROOM TO RENT IN NEASDEN – WALKING DISTANCE TO NEASDEN STATION (JUBILEE LINE - ZONE 3)

ALL BILLS INCLUDED (Gas, Water, Electric, Council Tax & Wi-Fi)

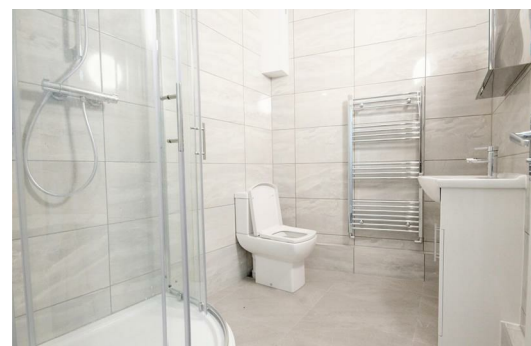
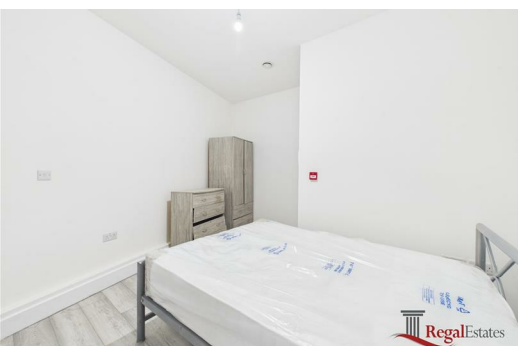
Regal Estates are delighted to present this well-proportioned double room, situated on the ground floor of a well-maintained property in Neasden.

The room is offered fully furnished with a double bed, wardrobe and chest of drawers. The property benefits from a large shared kitchen, fully fitted with two ovens, two sinks and ample storage units, ideal for comfortable shared living. There are three shared bathrooms within the property, as well as access to a cosy private garden space. Laminate flooring is fitted throughout.

Ideally located within walking distance of Neasden Station (Jubilee Line) and close to a variety of local amenities, shops and cafés.

SINGLE OCCUPANCY ONLY

Early viewings are advised — call now to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

