



## Cobbold Road, London NW10 9SU

**£1,900 Per Calendar Month**

NEWLY REFURBISHED TWO-BEDROOM FIRST FLOOR FLAT TO RENT – 0.5 MILES FROM DOLLIS HILL STATION AND 0.6 MILES FROM NEASDEN STATION


This refurbished, well-presented two-bedroom apartment is situated on the first floor and offers two double bedrooms, a modern bathroom, and a bright, spacious open-plan living and kitchen area, fully fitted with brand-new appliances.

The flat is all-electric throughout, featuring the latest smart meter for both peak and off-peak usage, along with newly installed, efficient electric storage heaters. The property also benefits from a C-rated EPC.

Ideally located on Cobbold Road, the property enjoys convenient access to a range of local amenities, including a Sainsbury's supermarket just 0.7 miles away. Dollis Hill Station is only 0.5 miles from the property, providing excellent connections into Central London, while a variety of cafés and restaurants are also within easy reach.

Early viewings are highly recommended – please contact us today to arrange an appointment.



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>	75	75
(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>		
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