



**Cobbold Road, London
Greater 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) A		
(81-91) B		
(69-80) C	75	75
(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	