



**St. Pauls Avenue, London
NW2 5TG**


£2,950 Per Calendar Month

Regal Estates presents a delightful three-bedroom ground floor garden flat in Willesden.

The property boasts three spacious bedrooms with fitted wardrobes, two bathrooms, a modern and roomy open plan kitchen/lounge area, and its own private garden.

Conveniently situated just off Willesden High Street, the flat offers easy access to local amenities. Moreover, it's within walking distance to Willesden Green (Jubilee line, zone 2) and Dollis Hill (Jubilee line, zone 3) underground stations, enhancing its connectivity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 