

RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



22c St Pauls Avenue , Willesden Green, NW2 5SX

****GUIDE PRICE £450,000 - £475,000****

Situated on the highly sought-after St Pauls Avenue, this beautifully presented split-level apartment (first and second floor) offers bright, spacious and contemporary living accommodation in the heart of Willesden Green.

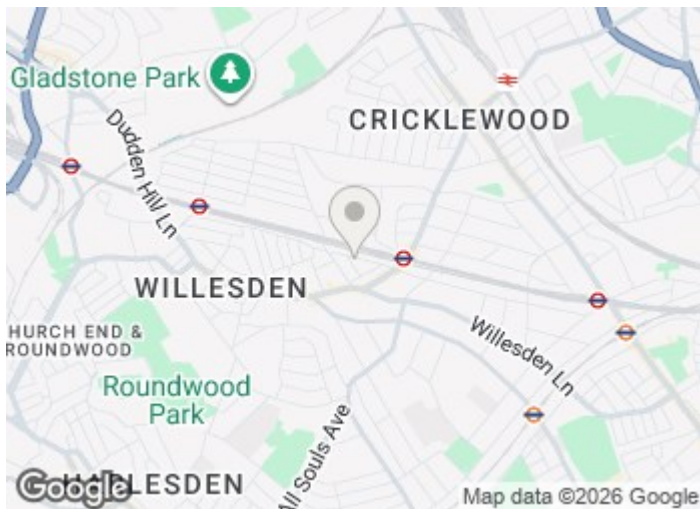
The property comprises a generous living and dining room flooded with natural light, a modern fitted kitchen, a stylish contemporary bathroom, and two excellent-sized double bedrooms. Arranged over two levels, the apartment provides a practical and versatile layout, creating a real sense of space throughout.

Finished to a modern standard, the property would make an ideal home for professionals, couples, small families or investors seeking a well-connected North West London location.

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22c St Pauls Avenue

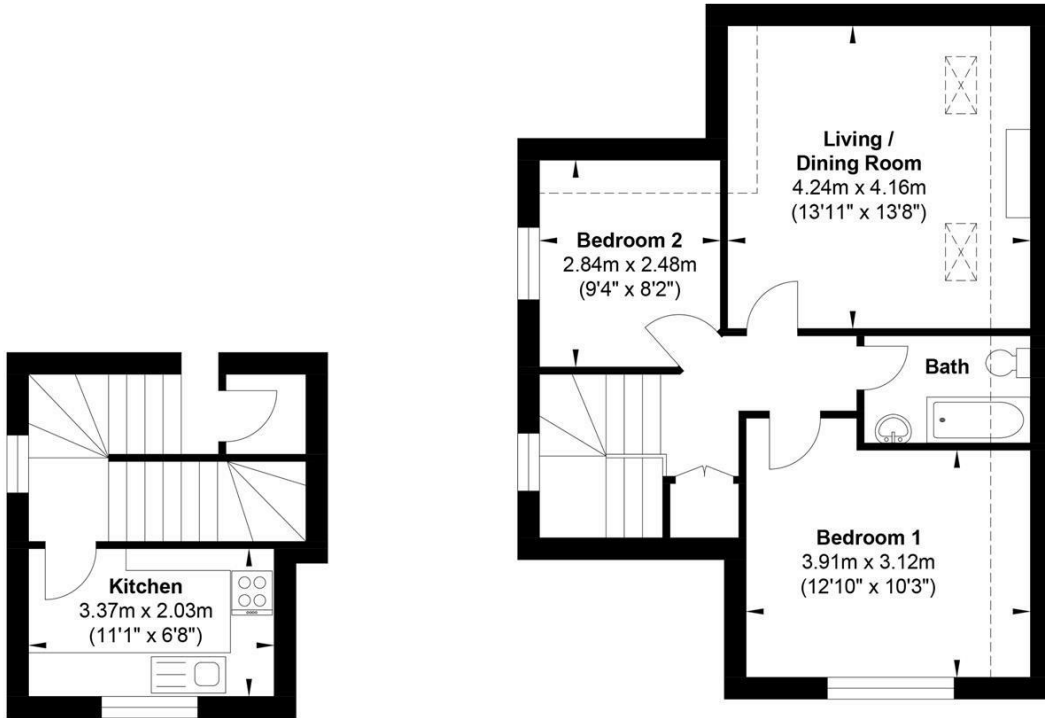
, Willesden Green, NW2 5SX



[Directions](#)



Floor Plan



Ground Floor

First Floor

Gross Internal Floor Area : 66.28 m2 ... 713.43 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (32 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |