



3 CHANIN MEWS | | WILLES DEN | NW2 4AQ

£800 PER MONTH

LIVINGS SPACE  
ESTATE AGENTS

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WILLESDEN | NW2 4AQ  
£800 PER MONTH

LIVING SPACE ARE PLEASED TO OFFER THIS STUNNING ROOM TO LET IN THIS DETACHED HOUSE SET WITHIN A PRIVATE GATED DEVELOPMENT IN A FANTASTIC LOCATION IN WILLESDEN GREEN AND SITUATED WITHIN 10 MINUTES FROM EITHER WILLESDEN GREEN AND DOLLIS HILL TUBE STATION AND WALKING DISTANCE TO CRICKLEWOD AND KILBURN. THE PROPERTY IS OFFERED UNFURNISHED/PART FURNISHED, DIRECT ACCESS TO A SHOWER ROOM, SHARED OPEN-PLAN RECEPTION ROOM AND KITCHEN LEADING TO A LARGE REAR GARDEN AND SHARED USE OF 2 BATHROOMS. £850PM INCLUDING COUNCIL TAX, WATER RATES, GAS AND ELECTRICITY. AVAILABLE NOW.

- ROOM - FURNISHED OR UNFURNISHED
- ENERGY RATING : C
- NO PARKING
- DISH WASHER
- ELECTRICITY INCLUDED
- STUDIO FLAT
- NO SPECIAL ACCESSIBILITY
- WASHING MACHINE
- COUNCIL TAX INCLUDED
- GAS INCLUDED



| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (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>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

COUNCIL TAX BAND C  
EPC RATING

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