



Teignmouth Road, NW2



1



453.00  
sq ft

AVAILABLE TO LET- situated on the Top floor of this Edwardian building in a commanding position with the coveted Mapesbury Conservation Area is this well presented one bedroom flat. The property feels extremely light and spacious with a enviable sized reception room, a modern kitchen with integrated appliances, one generous double bedroom and a three piece bathroom suite.

Teignmouth Road is an exclusive wide tree-lined road located close to Willesden Green & Kilburn (Jubilee) Stations (Zone 2), local shops, bars & the Mapesbury Dell (a children's play park created by residents). The stunning 86 acre Gladstone Park is only a short walk away where there are plenty of outdoor activities including outdoor gym, rugby, tennis courts and the regular Park Runs. Suitable for a single professional or couple.

- NOW AVAILABLE TO LET
- Good sized double bedroom
- Gas fired central heating
- Offered FURNISHED
- Featuring a modern kitchen & bathroom
- Viewing is highly recommended

**£1,099 Per Month**

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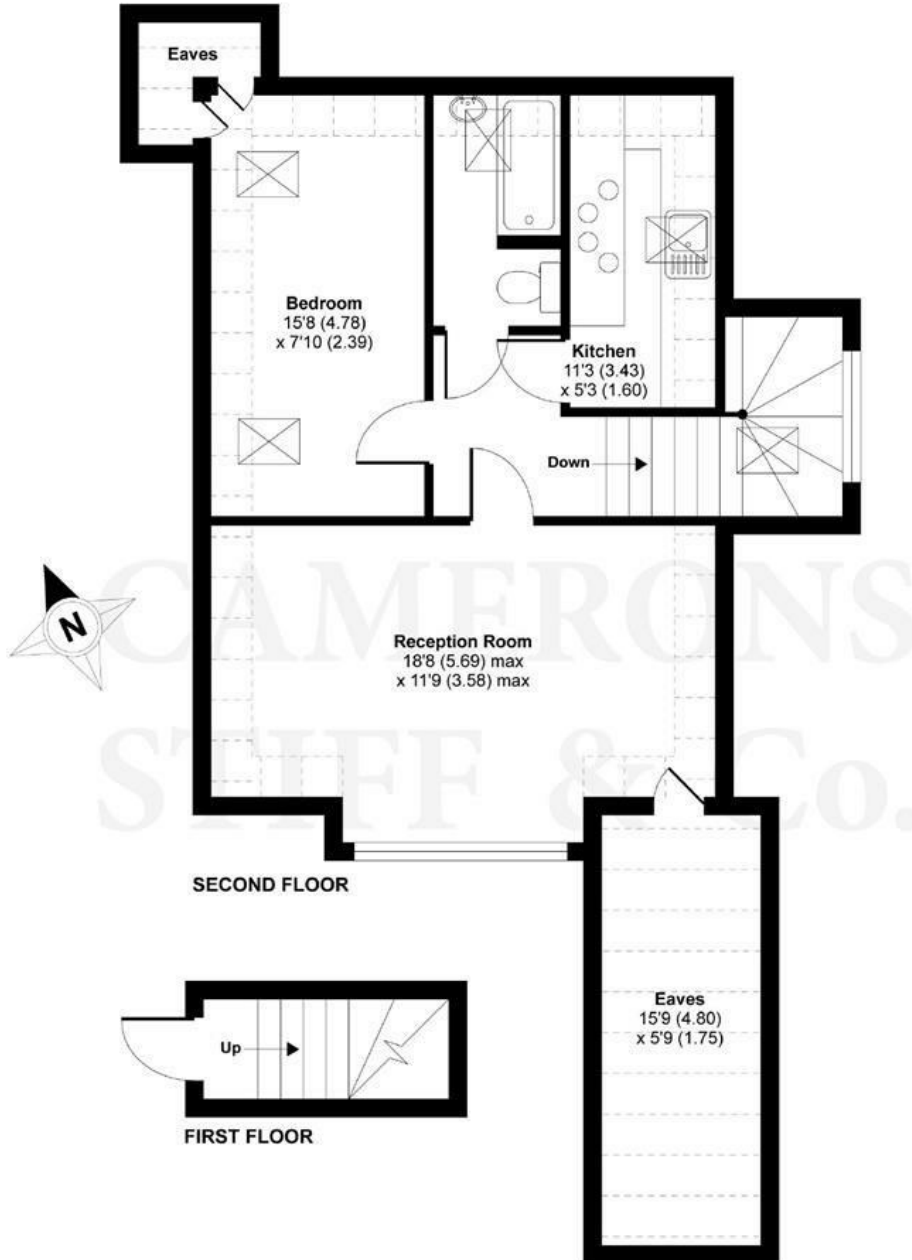
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Teignmouth Road, Willesden Green, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 453 SQ FT 42.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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