



**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>	<b>60</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Stanley Gardens, Willesden Green, NW2 4QH**

**£1,733 PCM**

Subject to Contract

- 16 ft Reception room into bay
- Modern fitted kitchen with stainless steel appliances
- En suit Shower/wc
- Timber style flooring
- Two double bedrooms
- Contemporary style bathroom
- Rear garden



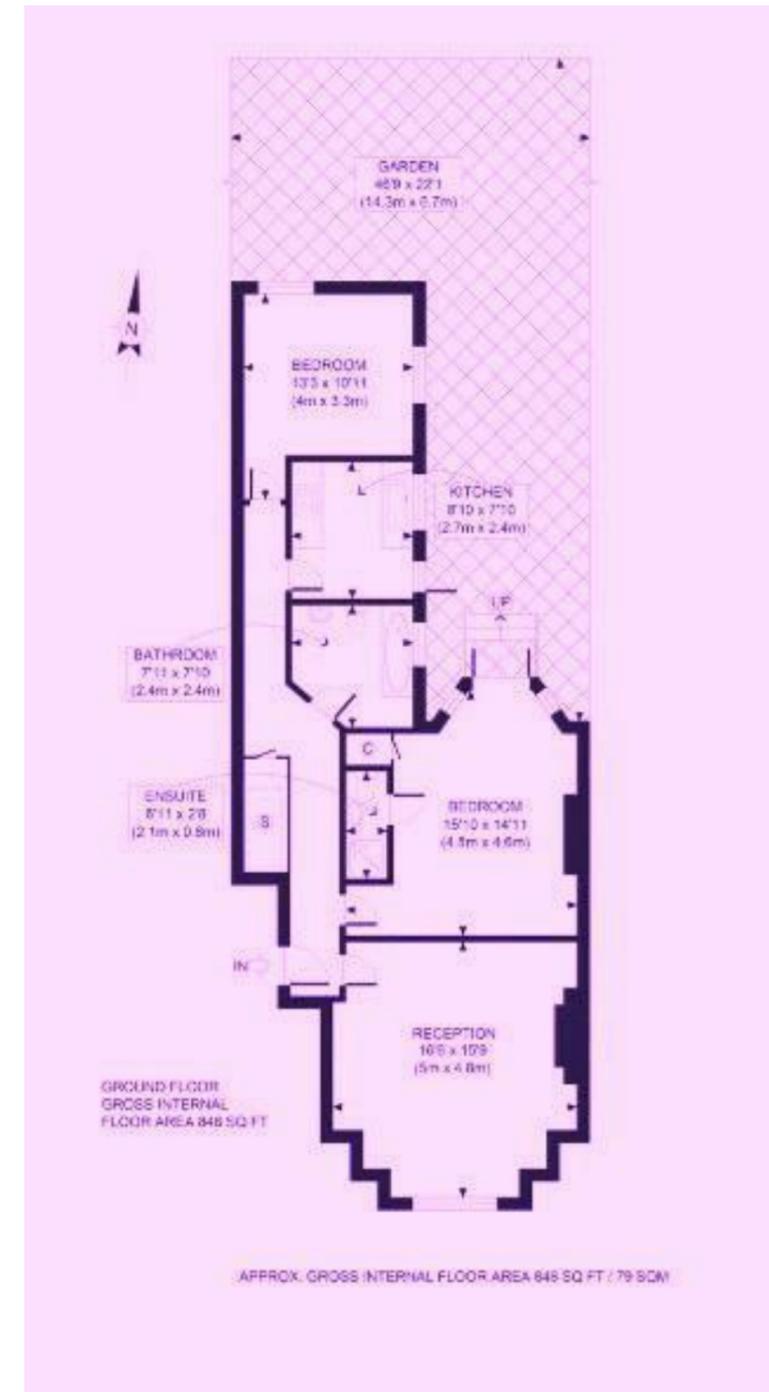
### Stanley Gardens, NW2 4QH

Newly refurbished in a leafy residential road... in the heart of Willesden Green, a two double bedroom apartment on the ground floor of a mid-terraced house arranged over three floors, boasting private rear garden, entered via entry-phone intercom, only a stone's throw of Willesden Green local amenities.

The property offers a high ceiling in a spacious 16 ft reception room into bay window, door leading out to the garden from a modern fitted kitchen, recently installed contemporary style bathroom, additional bathroom which is ensuite to master bedroom, and timber style flooring throughout.

Set in a Residential tree-lined side Street, minutes away from Willesden Green (Jubilee Line) tube, Sainsbury's express, alternative shopping facilities, and a variety of trendy bars and restaurants.

Available now.



**Tenure**

**Price** £1,733 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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