

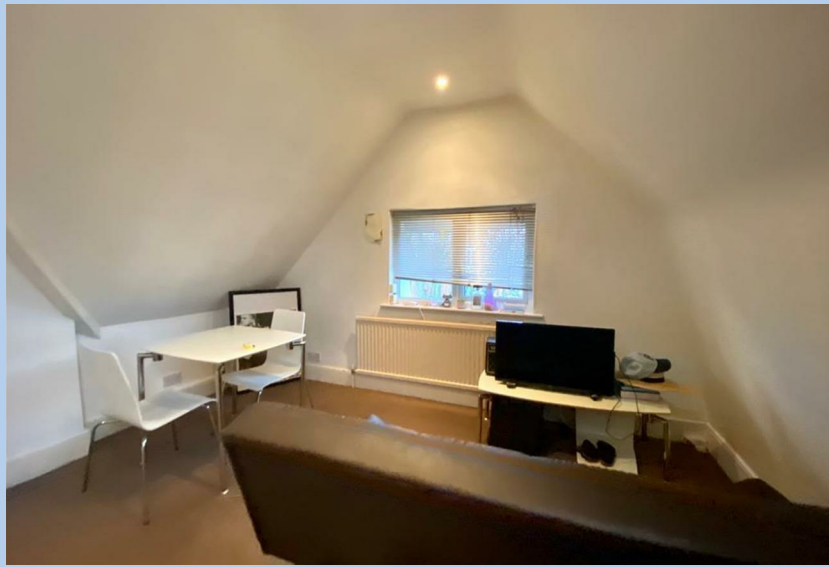


Viewings by appointment
0207 483 2611

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Park Avenue, NW2 5AN

£1,430 *fees apply

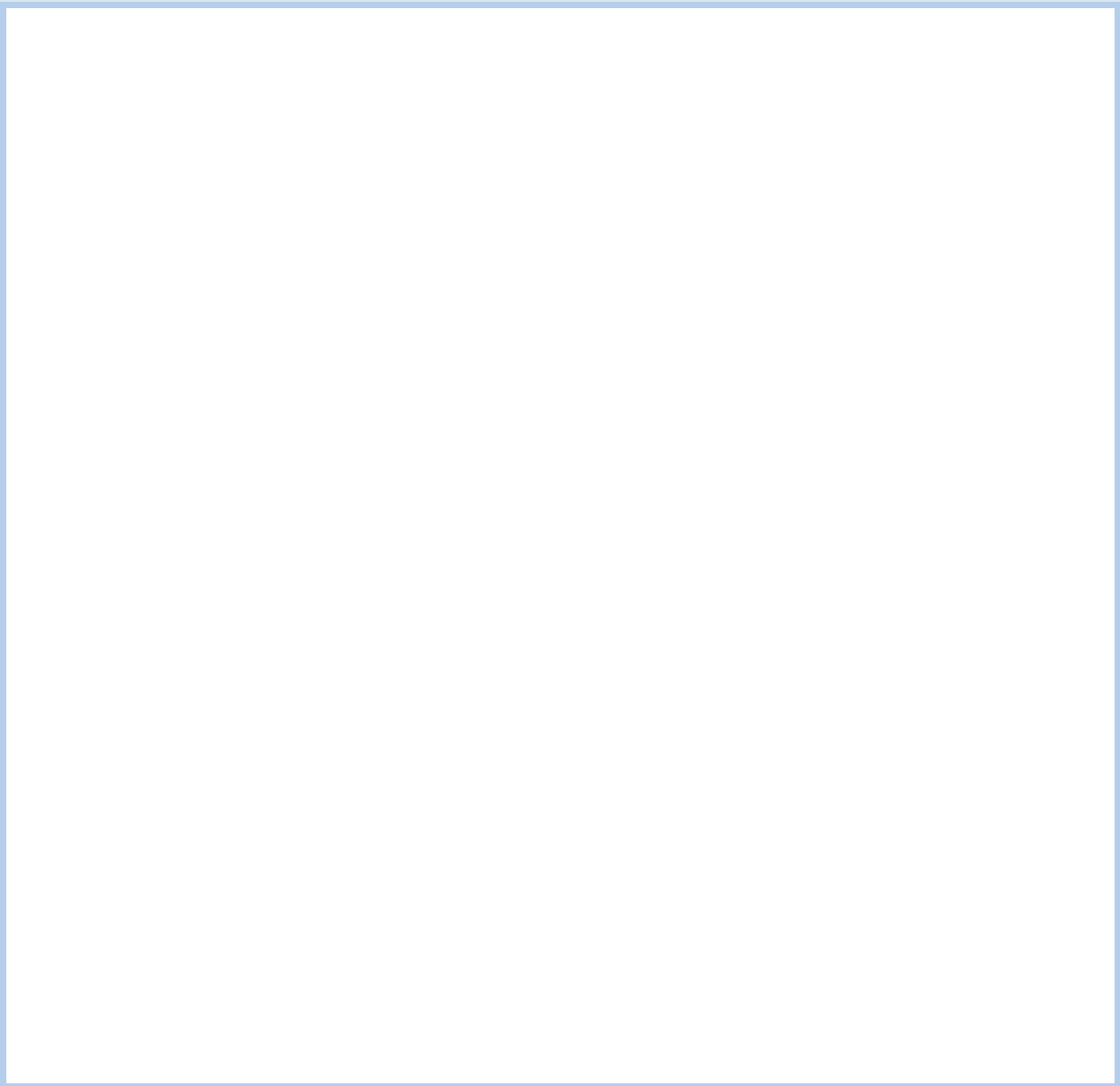


A lovely, modern top floor two bedroom flat on a pleasant tree-lined road in a superb location in Willesden Green. The flat is carpeted throughout and comprises of a double and single bedroom, an open plan kitchen/lounge, own washing machine, bathroom, separate w/c, double glazing and gas central heating. It is conveniently situated within a 5 minute walk of Willesden Green Tube Station Jubilee Line (zone 2) and a 2 minute walk to the large Sainsbury's on the High Road.

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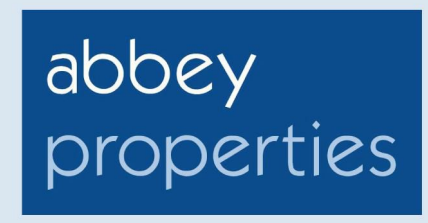
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	50	51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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7-8 Regency Parade
 London, NW3 5EG

lettings@abbeyproperties.co.uk

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*All Fees stated are inclusive of VAT (calculated at 20%)
 Referencing Fee: £29.50 per applicant
 Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
 Administration fees: £107 per property

Important Notice
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