



## Riffel Road, NW2



AVAILABLE UNFURNISHED AND READY TO MOVE INTO - Camerons Stiff Lettings are proud to present this recently refurbished First Floor Flat, located on a highly sought after road in Willesden Green offering 809 sq ft of accommodation.

This spacious and exceptionally well presented property comprise of a large reception room with balcony, a modern white fully fitted kitchen with white goods, small dining area, two double bedrooms and a modern bathroom/wc. PLEASE NOTE: There is still some refurbishment work externally and in common areas to be completed.

The apartment is situated within a five minute walk of Willesden Green Jubilee Line Station (Zone 2), close to local amenities and the 86 acre Gladstone Park perfect for a stroll, tennis, run or use of the outdoor gym area. Ideal for professionals!

- AVAILABLE NOW - UNFURNISHED
- 2 double bedrooms, modern white fitted kitchen
- Modern fitted kitchen with dining area
- Recently refurbished First Floor Flat
- Large reception with balcony to the front of the flat
- Close to Willesden Green Station (Jubilee - Zone 2)

**£1,450 Per Month**

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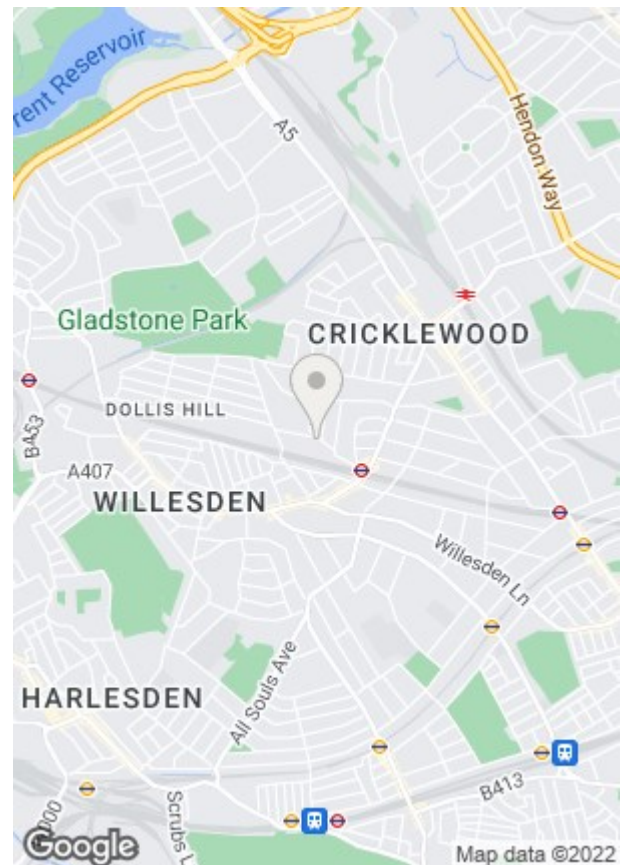
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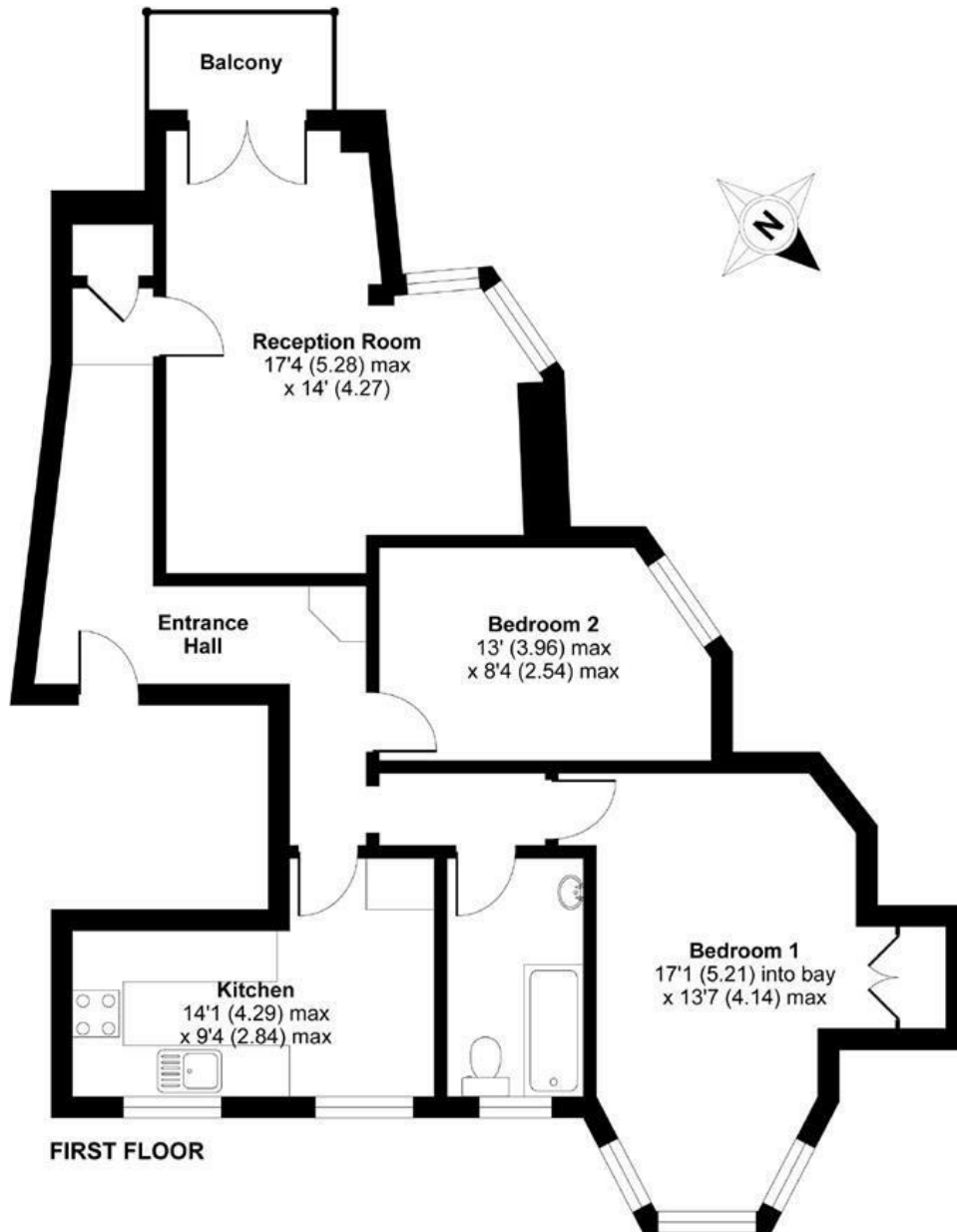
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

## Riffel Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 809 SQ FT 75.1 SQ METRES



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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