



**Marnham Avenue, NW2**



581.00  
sq ft



AVAILABLE TO LET FROM 23rd AUGUST 2022 is this bright First Floor, two-bedroom flat situated within a well maintained block offering 581 sq ft of living space in this popular location.

The flat is well presented throughout and is offered UNFURNISHED. Accommodation comprises of a spacious reception room, modern fitted kitchen, two double bedrooms, and a bathroom. Situated in a convenient location close to Willesden Green (Jubilee - Zone 2) and within walking distance of all the shops and eateries of the area. The tranquil 86 acre Gladstone Park is nearby with many recreational facilities available.

Viewing is highly recommended.

- First Floor two bedroom apartment
- Presented in good condition
- Spacious reception room with built-in shelves
- Close to Willesden Green (Jubilee - zone 2) Station
- 86 acre Gladstone Park is close by
- DEPOSIT: £1,730

**£1,500 Per Month**

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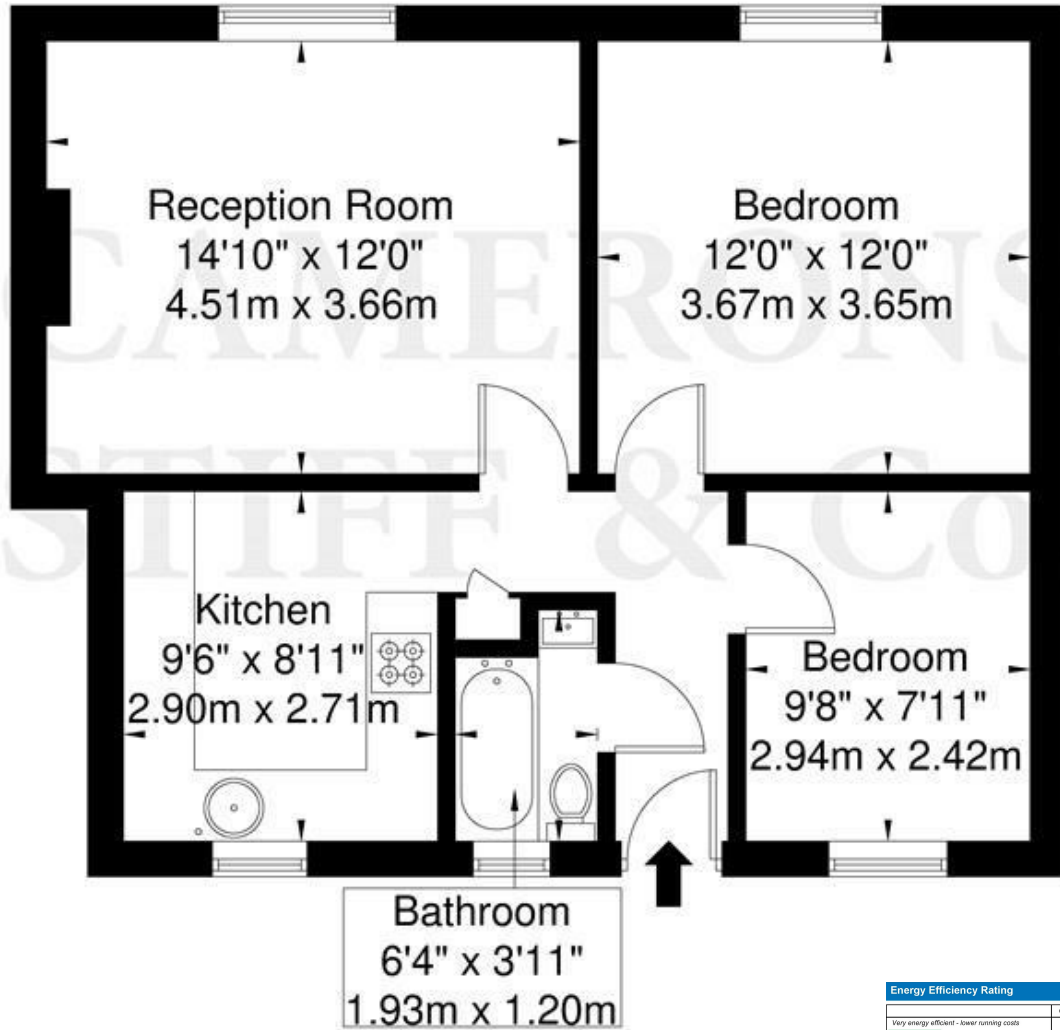
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Approx. Gross Internal Area = 54 sq m / 581 sq ft



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

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