



UTOPIA HOUSE, LONDON, NW10
£1,750 PER MONTH PART FURNISHED

**LARGE DOUBLE BEDROOM APARTMENT WITH TWO
BALCONY'S AND LARGE COMMUNAL ROOF
TERRACE.**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION:

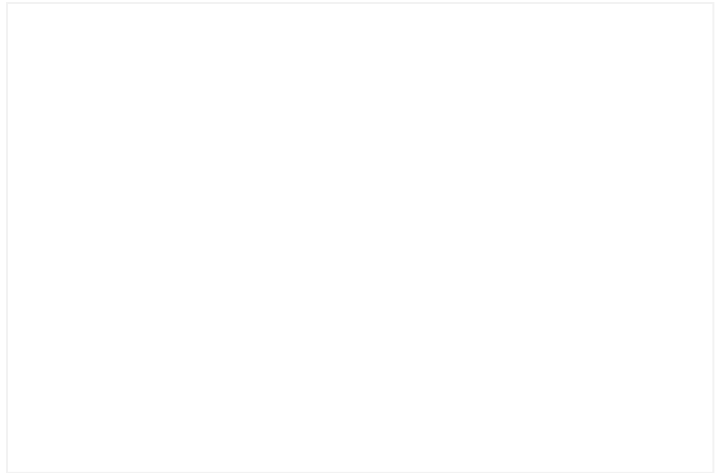
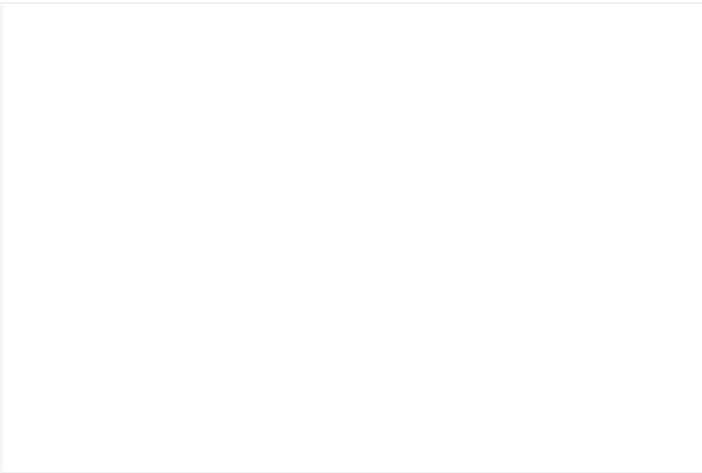
New to the lettings market this LARGE ONE BED apartment is split over two levels and comprises of an OPEN PLAN KITCHEN / RECEPTION with access to a private balcony. With a large bedroom and ample storage linking to another balcony and a jack and Jill bathroom.

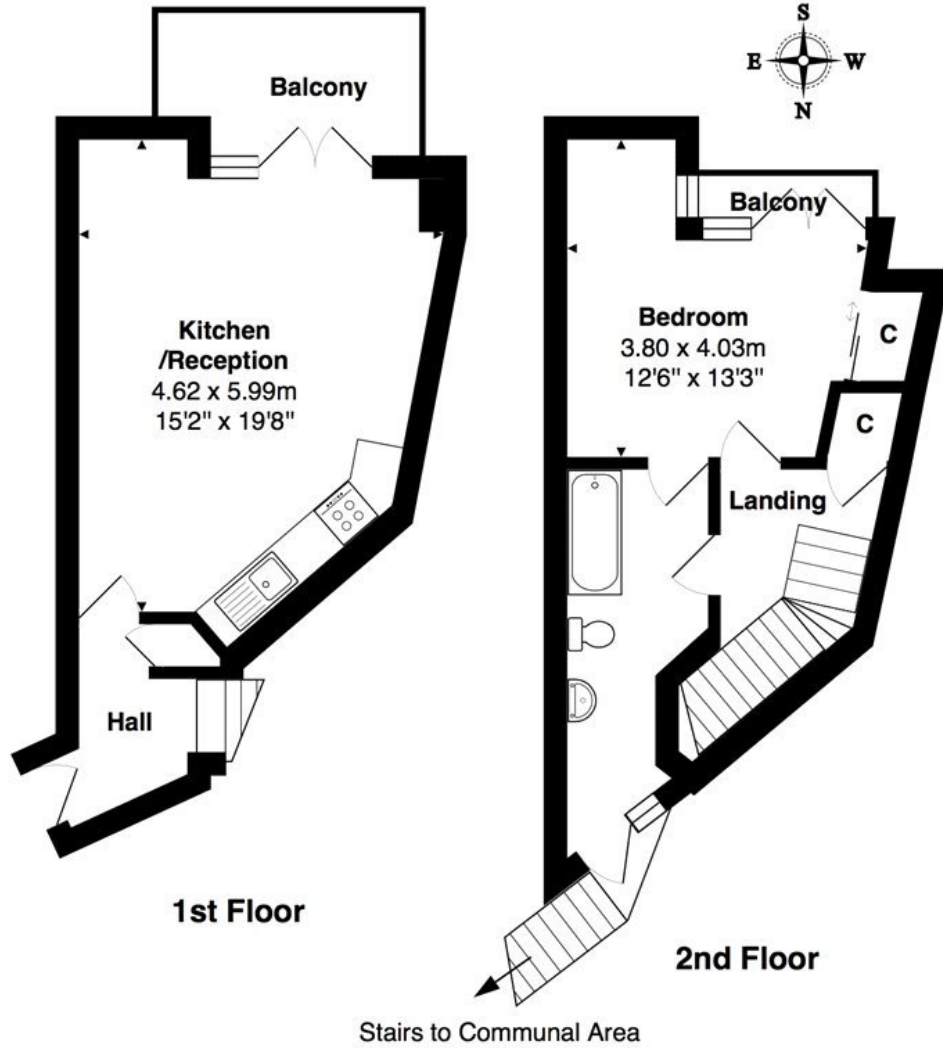
The apartment also benefits from secure fob entry system, off-street allocated parking and access to a large COMMUNAL TERRACE.

Located moments from Dollis Hill Underground Station (Jubilee Line) and the amenities of Willesden High Road.

Council tax - (Band C)

Ward - Willesden Green





Total Area: 54.3 m² ... 585 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Deposit: 5 weeks rent

Holding Deposit: 1 weeks rent

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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