



Aqua House, Agate Close, NW10 7FF
Asking Price £450,000

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Aqua House, Agate Close, NW10

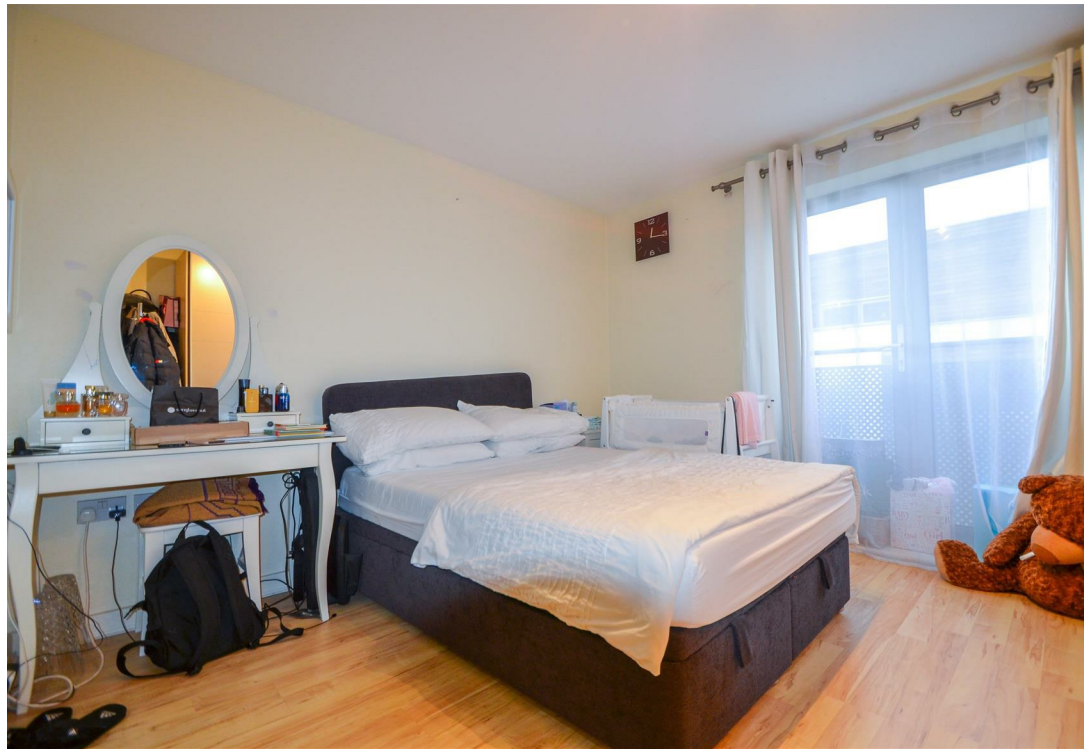
- Available 2nd November 2021
- 2 Bedroom 2 Bathroom
- Furnished
- Balcony
- Allocated Parking Space
- Excellent Transport Links
- Video Tour

Bright, modern, two bedroom, two bathroom apartment in a popular modern development.

This apartment 3rd floor apartment (with lift), offers a fully integrated kitchen & dining area, adjoining a good sized reception and spacious private balcony. Both bedrooms are doubles, with the master further benefiting from en-suite facilities.

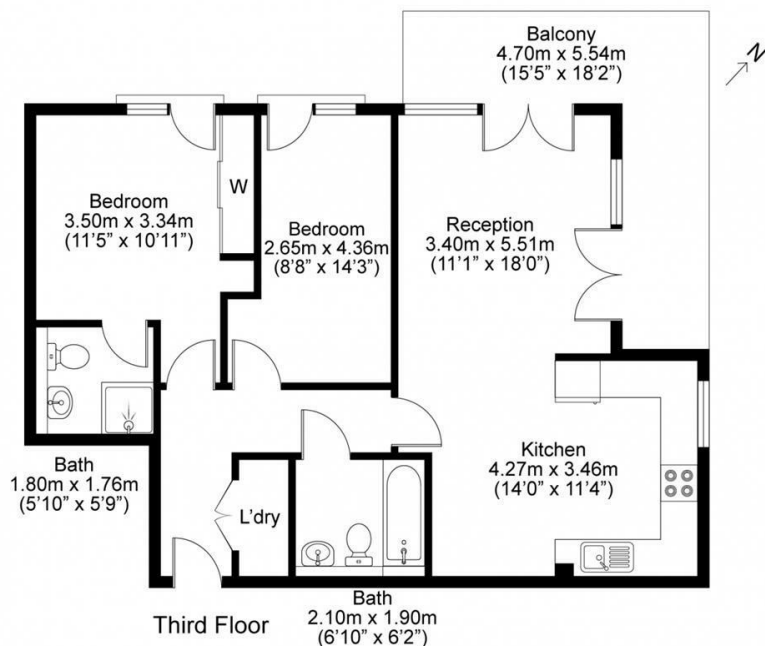
Good transport links nearby, and a short walk to Hanger Lane & Park Royal tube stations.





Aqua House, NW10 7FF

GROSS INTERNAL AREA
69.7sqm / 750.2sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
69.7sqm / 750.2sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8sqm / 30.1sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
13.1sqm / 141.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sqm / 0.0sqft



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

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