



## Felix Court 11 Charcot Road , London, NW9 5ZE £2,050 Per month

Welcome to Felix Court, a charming property located in the heart of London. This delightful development property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, you'll have plenty of space to unwind and recharge.

The property features two modern bathrooms, offering convenience and comfort for you and your guests. Being unfurnished, you have the freedom to decorate and style the space to your liking, making it truly feel like home.

Situated in a prime location in London, Felix Court provides easy access to all the amenities and attractions the city has to offer. Whether you're looking to explore the vibrant nightlife, indulge in world-class dining, or simply enjoy a leisurely stroll in the nearby parks, this property offers the perfect base for your London adventures.

Don't miss out on the opportunity to make Felix Court your new home. Book a viewing today and experience the charm and convenience this property has to offer.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Double Bedrooms
- 2 Modern Bathrooms
- Spacious Lounge/Dining Area
- Private Balcony
- Secure Development
- Close to Colindale Station
- Furnished/Unfurnished Optional



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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