

## 4 EAST DRIVE LONDON, NW9

£2,200 PER MONTH

This beautiful two-bedroom apartment, situated on the fifth floor of a secure modern development, offers spacious living areas and underground parking. This apartment features a bright and spacious open-plan living room and kitchen that extends onto a private balcony. Offering two generously sized double bedrooms and a modern, contemporary bathroom.

Conveniently located near a variety of local shops and amenities—including pubs, restaurants and a Tesco Express. Residents also enjoy access to on-site amenities such as a communal swimming pool, gym, sauna and steam room.

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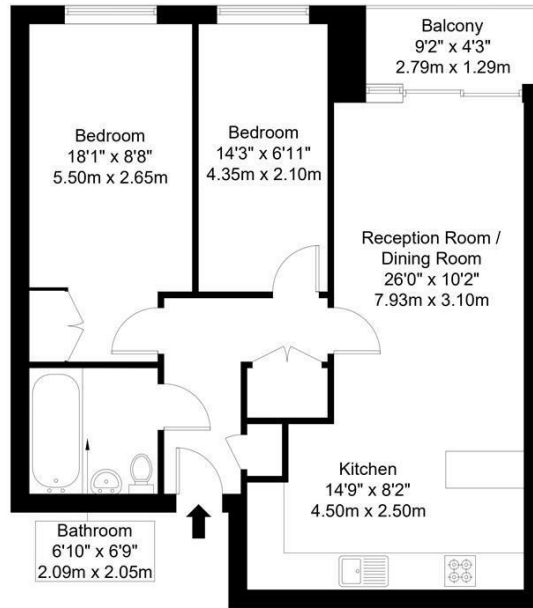
## East Drive, NW9 5ZF



Approx Gross Internal Area = 64.44 sq m / 694 sq ft

Balcony = 3.60 sq m / 39 sq ft

Total = 68.04 sq m / 733 sq ft



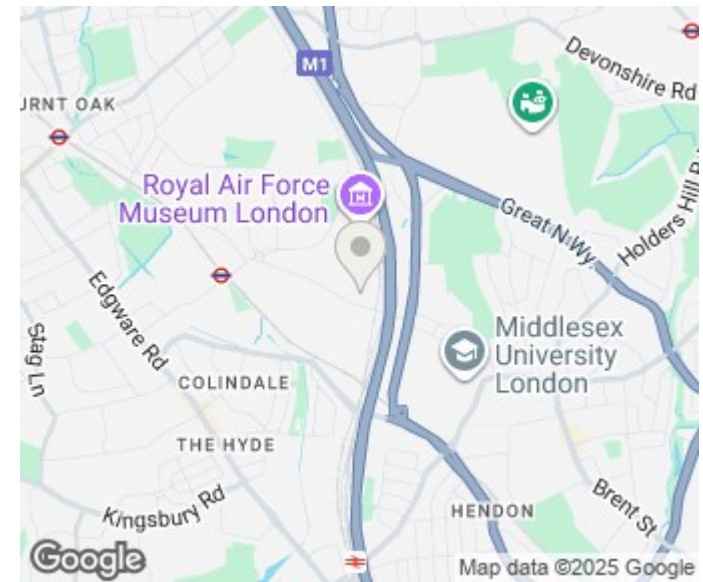
Fifth Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	77	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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