



166 Manor Park Road  
Harlesden  
London  
NW10 4JT  
T 020 8965 2250  
E sales@churchillmathesons.com  
www.churchillmathesons.com

Churchill & Mathesons

Nuthatch Apartments, London, NW9 7GD

£507 Per Week



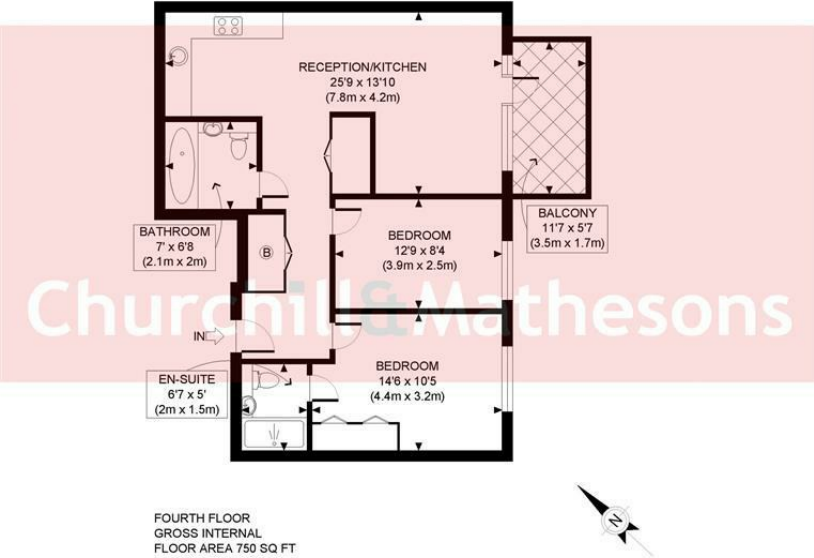
KEY FEATURES:

- Modern fully fitted kitchen space with integrated appliances
- 2 Bedroom 2 Bathroom flat
- Open plan reception room with direct access to the Balcony
- Well located with excellent access to transport links and amenities within the area
- FURNISHED/UNFURNISHED ~ AVAILABLE 12th of December

A spectacular and brand new 2 Bedroom 2 Bathroom flat in this Iconic building in Hendon built by Barratt Homes

- \* Modern fully fitted kitchen space with integrated appliances
- \* Open plan reception room with direct access to the Balcony
- \* Stylish fully tiled bathroom
- \* Well located with excellent access to transport links and amenities within the area

Access to Central London in 15 minutes by train  
FURNISHED/UNFURNISHED ~ AVAILABLE 12th of December  
Brent Council, Council Tax Band D



APPROX. GROSS INTERNAL FLOOR AREA: 750 SQ FT/ 70 SQM

PROPERTY PHOTO PLANS.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (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<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.