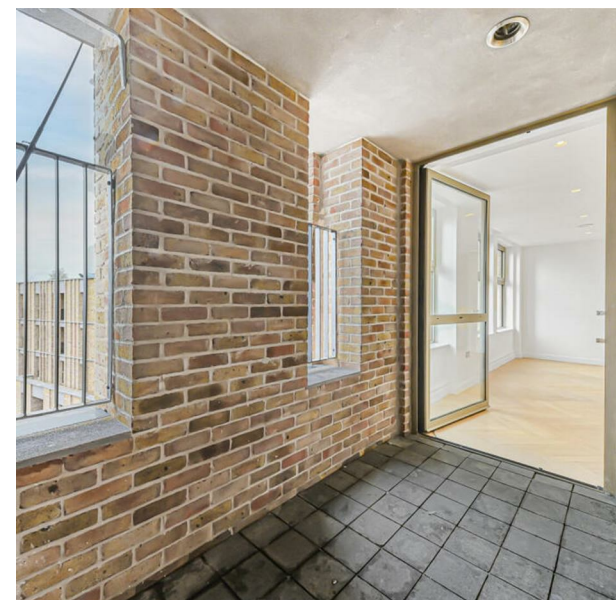


Middle Yard Oberman Road, London, NW10 1DT

£3,250 Per month

EPC Rating: B Council Tax Band: E

STONE



Only one duplex left! Hurry, before you miss out!!

Welcome to Middle Yard, a prestigious development featuring 136 luxury residences across four beautifully designed buildings. Residents enjoy exclusive access to top-tier amenities, including an on-site gym and heated indoor and outdoor swimming pools.

As you enter these flats, you will be greeted by an inviting reception room that seamlessly flows into the rest of the home, creating a perfect environment for relaxation and entertaining. The flats feature three spacious bedrooms, each designed to maximise natural light, ensuring a bright and airy atmosphere throughout. With two well-appointed bathrooms, convenience and privacy are at the forefront of this exquisite living space.

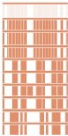


Percy House,
33-34 Gresse Street,
London
W1T 1QU
020 7043 8888
Lettings@stone.london

→ FLOORPLATES

B (BUILDING)

08 (FLOOR)



B7001. 3 BED DUPLEX (Upper level)	
Bedroom 2	3378 x 3995mm
Bedroom 3	2539 x 3475mm
APARTMENT AREA	40 sqm

B8001. 2 BED	
Living / Kitchen	6090 x 4270mm
Bedroom 1	2950 x 4088mm
Bedroom 2	3552 x 2939mm
Balcony	6 sqm
APARTMENT AREA	71 sqm

B8002. 1 BED	
Living / Kitchen	6283 x 5257mm
Bedroom 1	3777 x 2820mm
Balcony	4 sqm
APARTMENT AREA	49 sqm

B8003. 3 BED	
Kitchen	2050 x 3333mm
Living	5954 x 4404mm
Bedroom 1	2900 x 3680mm
Bedroom 2	4006 x 4430mm
Bedroom 3	2984 x 3337mm
Balcony	6 sqm
APARTMENT AREA	90 sqm

B8004. 3 BED	
Living / Kitchen	4414 x 4617mm
Bedroom 1	3560 x 3098mm
Bedroom 2	3112 x 2862mm
Balcony	7 sqm
APARTMENT AREA	70sqm



NOTES

29

MIDDLE YARD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(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 