



hausman  
& holmes

The Hyde, Colindale, NW9

Asking Price £595,000



## Floorplan

<b>TOTAL INTERNAL</b>	<b>70.9 m<sup>2</sup></b>	<b>763 ft<sup>2</sup></b>
<b>BALCONY AREA</b>	<b>7.3 m<sup>2</sup></b>	<b>78.9 ft<sup>2</sup></b>
Living/Dining	3.62m x 4.64m	11ft 10" x 15ft 2"
Kitchen	2.82m x 2.60m	9ft 2" x 8ft 6"
Bedroom 1	2.75m x 3.03m	9ft 0" x 9ft 11"
Bedroom 2	2.75m x 4.78m	9ft 0" x 15ft 8"
Balcony	4.49m x 1.53m	14ft 8" x 5ft 0"



- Move-in ready
- Newly built modern development
- 763 sq. ft.

- Furnished
- Landscaped gardens
- Within easy reach of city conveniences



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.