

Ribbon Lane, London NW2 8AB

WAYNE
&SILVER

Ribbon Lane,
London NW2 8AB

2 WEEKS RENT FREE OFFER

A brand new one bedroom apartment set on the 7th floor of Delamarre House within the sought after Brent Cross Town development.

Offering approximately 526 square feet, this well presented apartment offers a bright open plan reception and kitchen fitted with integrated Bosch and Samsung appliances, complemented by herringbone timber flooring and views across landscaped gardens and 50 acres of green open space. The property also features underfloor heating throughout. Ideally positioned just moments from Brent Cross West Station, providing Thameslink services to St Pancras in around 12 minutes, and within easy reach of Brent Cross Underground Station and Brent Cross Shopping Centre.

Includes a complimentary annual Travelcard (Zones 1–4), reimbursed upon purchase, plus a bike allowance of up to £350 for a new bike or maintenance, also reimbursable with receipt.

One Bedroom | Bathroom | Terrace | Open Plan Reception | Concierge | Gymnasium & fitness Studio | Swimming Pool | Residents' Lounge | Private Dining Room | Co Working Space | Cinema Room | Lift | Secure Entry | 24 Hour Security

1	1	1	EPC

Guide price: £2,300 Per Month

Tenure:

Service Charge: Add text here

Local Authority:

Council Tax Band:






WAYNE
&SILVER



WAYNE
&SILVER

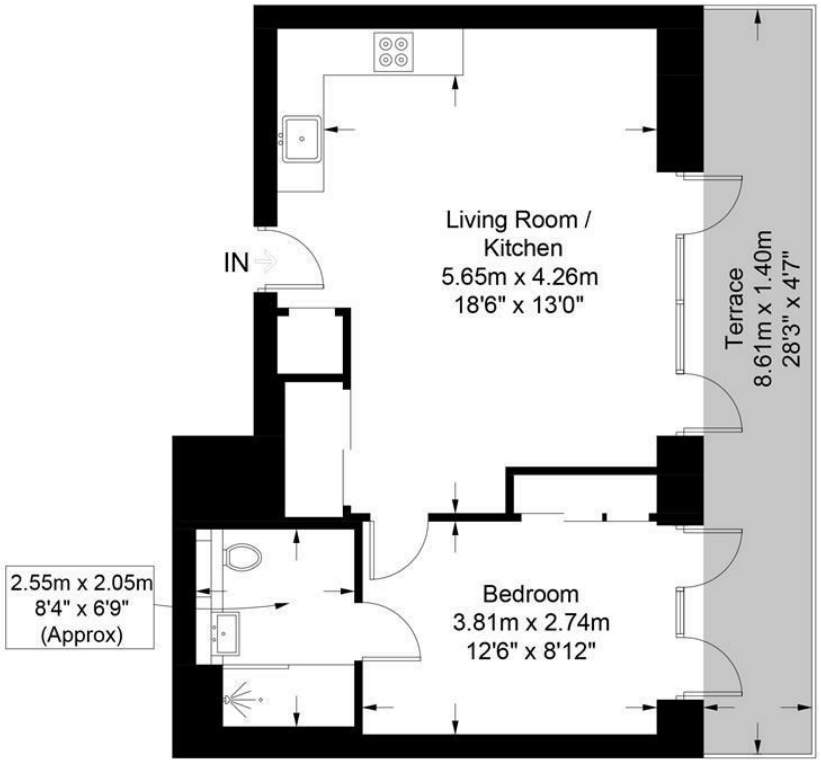

WAYNE
&SILVER


WAYNE
&SILVER




WAYNE
&SILVER

Block C, Floor 7, Flat 39 **Approximate Gross Internal Area** = 525.82 sq ft / 48.85 sq m



Seventh Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.