



Middle Yard | Oberman Road | London | NW10

£3,250 Per month



Nestled in the vibrant area of Dollis Hill, this exquisite new build flat on Dudden Hill Lane presents an exceptional opportunity for modern living. Spanning an impressive 986 square feet, this luxury seventh-floor apartment, is now available for immediate occupancy.

The property boasts three generously sized bedrooms, each adorned with large floor to ceiling double glazed windows that invite an abundance of natural light. The open-plan reception area seamlessly integrates with a fully fitted kitchen finished with elegant marble worktops, equipped with high end Bosch appliances. Both bathrooms have been elegantly designed, featuring stylish black satin finish taps, and modern white matte ceramic fixtures.

The high ceilings throughout the flat, combined with solid timber flooring, add to the luxurious feel of the space. One of the standout features of this apartment is the private terrace, offering stunning south-west aspect views across the city skyline.

Residents of Middle Yard benefit from exclusive access to a range of on-site amenities, including a state-of-the-art gym, a refreshing swimming pool, and beautifully landscaped gardens.

- 3 large bedrooms
- 2 luxurious bathrooms, modern design
- Open-plan reception, spacious layout
- Fully fitted kitchen, Bosch appliances
- Private terrace, city skyline views
- On-site gym and swimming pool
- Concierge service, 24/7 assistance
- New build, move-in ready

Local Authority: Brent

Council Tax Band: E

EPC: B

Tenancy Length: Long Term

£715 Per Week

Unfurnished

Available Now

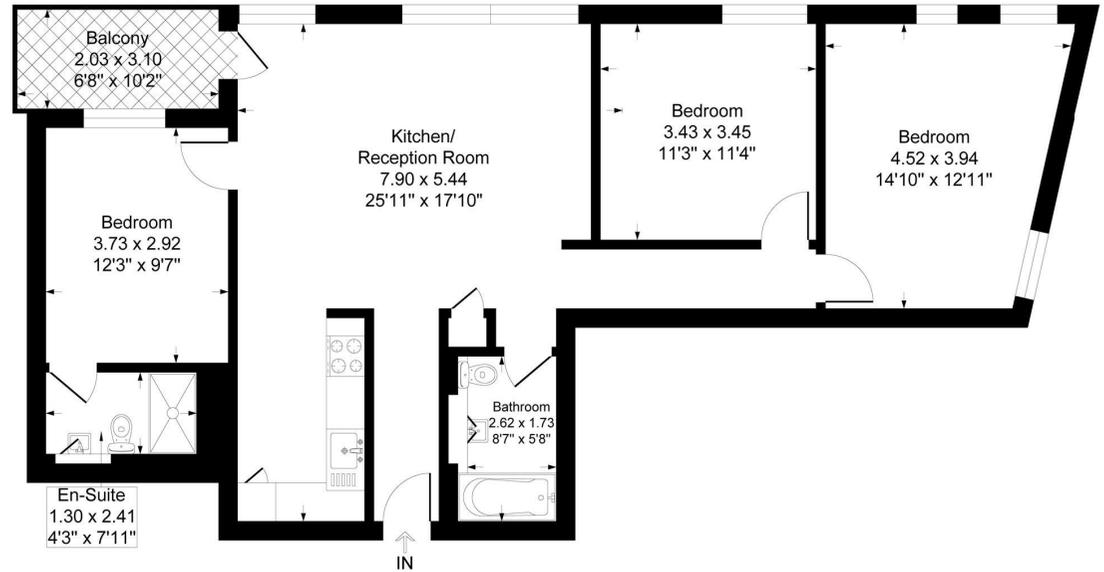






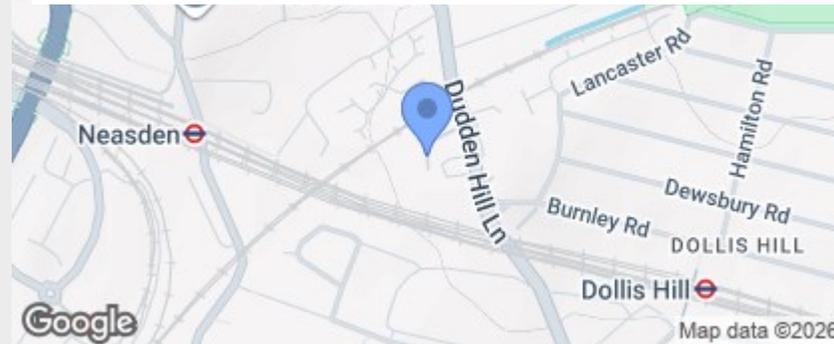
# Baddiel House, Middle Yard, Dudden Hill Lane, NW10

Approximate Gross Internal Floor Area = 91.6 sq m / 986 sq ft



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(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	

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