



Aqua House, Agate Close, NW10 7FF
Offers In Excess Of £380,000

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Aqua House, Agate Close, NW10

- Large two bed two bathroom
- Huge dual side balcony
- Allocated underground parking space
- Good transport links
- Chain free

Bright & Modern Two-Bedroom, Two-Bathroom Apartment with Balcony

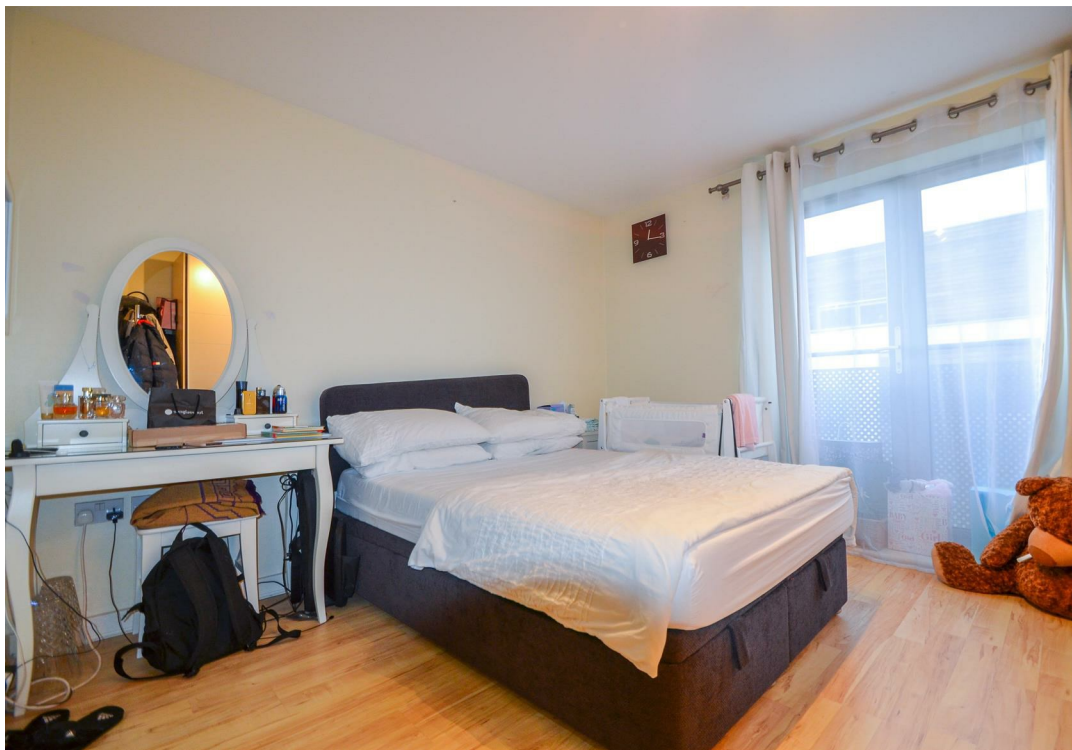
Located on the third floor of a sought-after modern development (with lift access), this spacious and contemporary apartment offers stylish living in a well-connected area.

The property features a fully integrated kitchen with an open-plan dining area, flowing seamlessly into a generously sized reception room that opens onto a private balcony — perfect for relaxing or entertaining.

Both bedrooms are well-proportioned doubles, with the master bedroom boasting an en-suite bathroom for added comfort and privacy. A second full bathroom serves guests or the second bedroom.

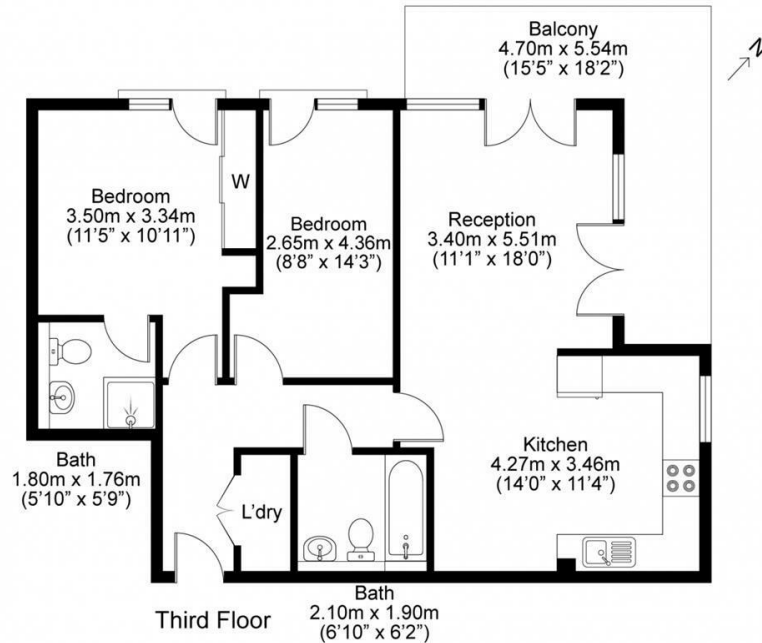
Ideally situated just a short walk from Hanger Lane and Park Royal tube stations, the apartment benefits from excellent transport links, making it an ideal choice for commuters or professionals.





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GROSS INTERNAL AREA
69.7sqm / 750.2sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
69.7sqm / 750.2sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8sqm / 30.1sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
13.1sqm / 141.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

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