

10 Aviator Drive, London, NW2 8AL  
£2,150 Per month  
EPC Rating: Council Tax Band: C

STONE



Welcome to The Maple, a stunning new build flat located on Aviator Drive in the vibrant area of Brent Cross Town, London NW2 8AL. This stylish studio apartment spans an impressive 454 square feet and is designed with modern living in mind. Built in 2025, this property boasts contemporary interiors that are both comfortable and inviting.

As part of this exceptional Build-to-Rent development, residents at The Maple enjoy a wealth of premium lifestyle amenities. You will have access to an exclusive wellness club featuring a pool, gym, sauna, and jacuzzi, all included in your rent. This makes it easy to maintain a healthy and active lifestyle without leaving the comfort of your home.

The location is ideal for those who appreciate the balance of urban convenience and suburban tranquillity. With acres of green parkland right on your doorstep, you can enjoy leisurely strolls or invigorating runs in a serene environment. Additionally, the flat is just a short 15-minute commute to King's Cross St. Pancras station, providing excellent transport links to the heart of London and beyond.

# STUDIO

**THE MAPLE 13**  
**APARTMENT D-104**  
**FLOOR 1**

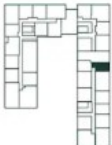


**THE MAPLE**  
BRENT CROSS TOWN • NW2



INTERNAL AREA	37.7 sq m	405.8 sq ft
Kitchen/Living	7'796 x 2'299	25'7" x 7'7"
Bedroom 1	4'194 x 2'151	13'9" x 7'1"

W WARDROBE ST STORAGE FF FRIDGE FREEZER  
Floorplans are for approximate measurements only. Dimensions are indicative of the maximum length and width. Furniture shown is included



ASPECT: NW



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 