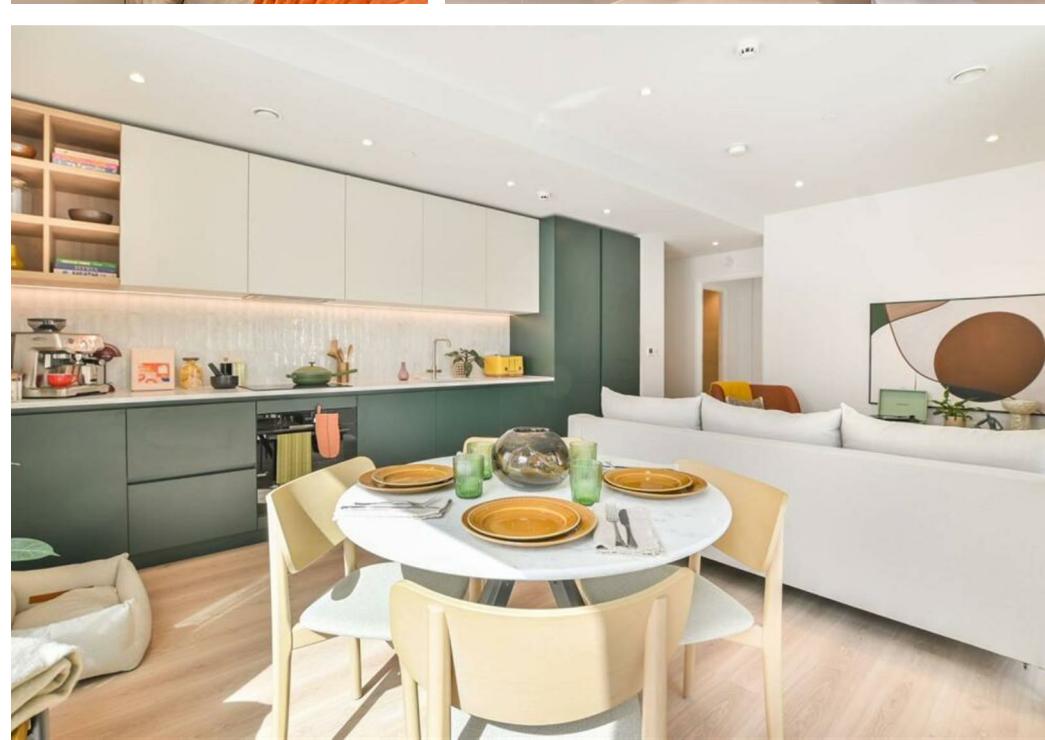


10 Aviator Drive, London, NW2 8AL

£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.

# STONE

## 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 7796 x 2299 25'7" x 7'7"  
Bedroom 1 4194 x 2151 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.



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	