



Directions

Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

EPC Rating

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	



	88.5 m ²	953 ft ²
TOTAL INTERNAL AREA	88.5 m²	953 ft²
Balcony Area	8.3 m ²	89.5 ft ²
Living/Dining/Kitchen	5.7m x 5.22m	18ft 8" x 17ft 1"
Bedroom 1	2.89m x 3.03m	9ft 5" x 9ft 11"
Bedroom 2	3.75m x 2.82m	12ft 3" x 9ft 3"
Bedroom 3	2.40m x 2.83m	7ft 10" x 9ft 3"
Balcony	4.66m x 1.66m	15ft 3" x 5ft 5"

Legend

- Apartment entrance
- Measurement points
- Utility cupboard
- Closet
- Storage cupboard
- Bedroom unit path (bridge/Passer)
- Bedroom unit (may contain appliances)

South West Elevation

Apartment Locator

View of Edgware Road

Figures are calculated to the nearest millimetre for the purposes of the EPC. The dimensions and areas are not intended to be used for legal purposes. Figures are based on the floor plan and may vary slightly from actual measurements and may vary with construction. The dimensions and areas are not intended to be used for legal purposes. Figures are based on the floor plan and may vary slightly from actual measurements and may vary with construction.

ML34 Plot 20, Bower House 4 The Hyde, London, NW9 6FZ

£2,900

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*** Please quote reference ML34 when contacting the office ***

Nestled in the desirable area of The Hyde, this charming flat offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The flat features a welcoming reception room, providing a lovely area for relaxation and entertaining.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the flat is thoughtfully designed, maximising space and light, creating a warm and inviting atmosphere throughout.

Living in The Hyde means you will enjoy a vibrant community with a range of local amenities, including shops, parks, and excellent transport links, making it easy to explore the wider area. This property presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living.

Whether you are a first-time buyer or looking to invest, this flat is a fantastic choice. Do not miss the chance to make this delightful property your new home.



Council Tax Band: