



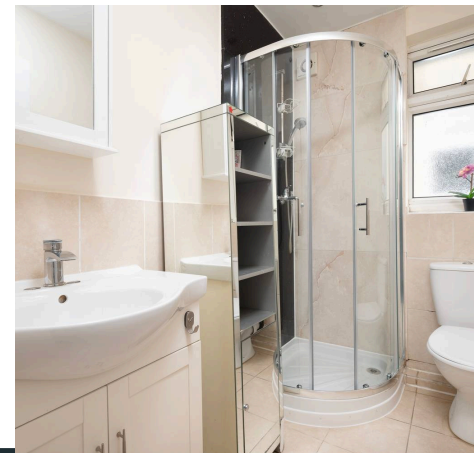
Pearl & Chance

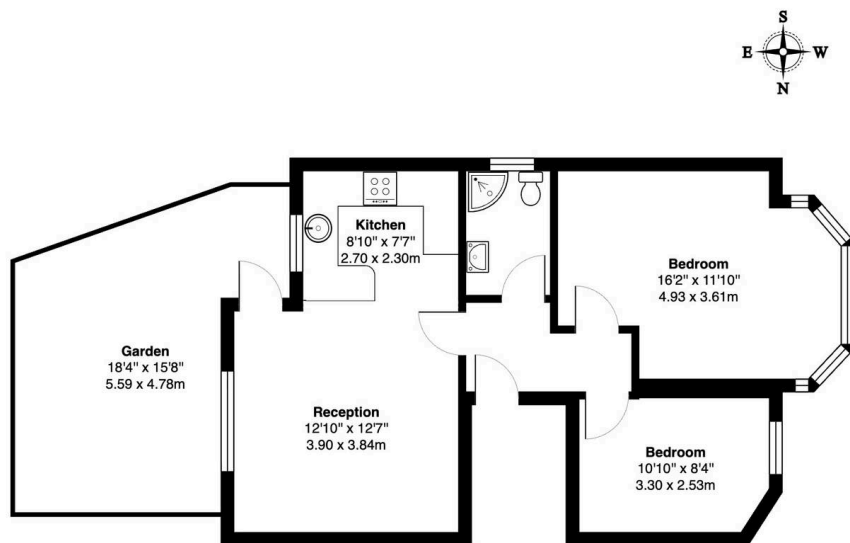
Watford Way, London, NW4  
£1,700 PCM

## Watford Way, London, NW4

Available now, this two-bedroom first-floor flat offers bright open-plan living and an 18 ft private roof terrace with open views across Sunny Hill Park. The flat is part-furnished and includes an open-plan reception and kitchen, two good-size bedrooms, and a modern shower room. Off-street parking is available to the front of the building. Well located for Hendon Central and Colindale Underground stations, with easy access into Central London and out to the M1. Viewings highly recommended.

- Deposit £1,961
- Council Tax Band C
- Available Now
- Two Bedrooms
- Large Roof Terrace
- Off Street Parking
- Open Plan Kitchen
- Close to Hendon Central & Colindale Tube Stations
- Easy Access to Major Roads





First Floor

Watford Way, London NW4

Total Gross Area: 576 ft² ... 53.6 m² (excluding garden)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC





## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.