



37 HARRIER ROAD

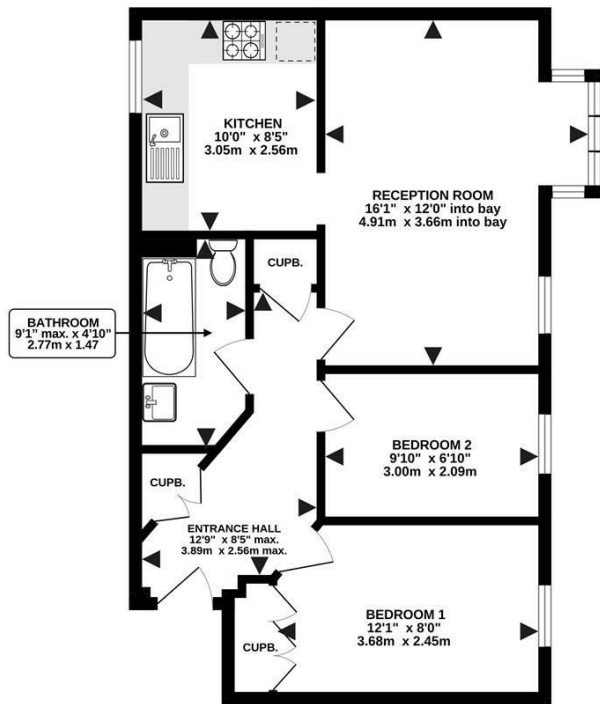
LONDON, NW9 5BZ

£1,750 PER MONTH

Lovely size & great condition 2bed apartment on the 1st floor of this purpose built block, moments from Colindale Underground Station & local shops. The apartment comprises of x1 large double bedroom & x1 small double, separate fully fitted kitchen & lovely size living room. Flat also benefits from x1 parking space & available to move into 5th May 2026.



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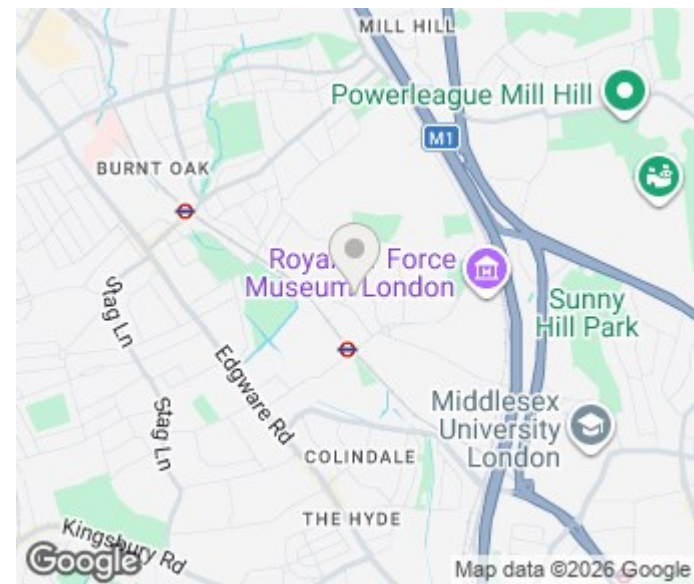
FIRST FLOOR



AVOCET COURT, HARRIER ROAD, LONDON, NW9 5BZ
TOTAL APPROX. FLOOR AREA: 566 SQ FT (52.5 SQ M)

Floor plan not to scale. Measurements shown are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission. The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Anyone using this floor plan should check all measurements and layout details themselves. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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