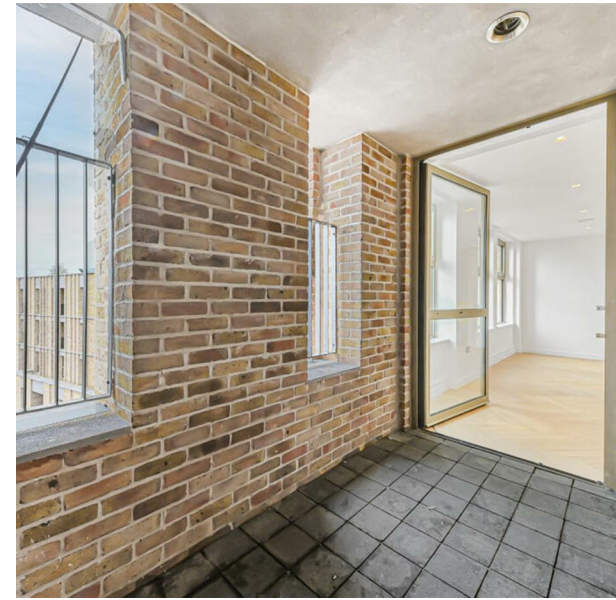


Middle Yard Oberman Road, London, NW10 1DT
£3,250 Per month
EPC Rating: B Council Tax Band: E



Only one duplex left! Hurry, before you miss out!!

Welcome to Middle Yard, a prestigious development featuring 136 luxury residences across four beautifully designed buildings. Residents enjoy exclusive access to top-tier amenities, including an on-site gym and heated indoor and outdoor swimming pools.

As you enter these flats, you will be greeted by an inviting reception room that seamlessly flows into the rest of the home, creating a perfect environment for relaxation and entertaining. The flats feature three spacious bedrooms, each designed to maximise natural light, ensuring a bright and airy atmosphere throughout. With two well-appointed bathrooms, convenience and privacy are at the forefront of this exquisite living space.



Percy House,
33-34 Gresse Street,
London
W1T 1QU
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→ FLOORPLATES

B (BUILDING)

08 (FLOOR)

B7001. 3 BED DUPLEX (Upper level)

Bedroom 2	3378 x 3995mm
Bedroom 3	2539 x 3475mm

APARTMENT AREA 40 sqm

B8001. 2 BED

Living / Kitchen	6090 x 4270mm
Bedroom 1	2950 x 4088mm
Bedroom 2	3552 x 2939mm
Balcony	6 sqm

APARTMENT AREA 71 sqm

B8002. 1 BED

Living / Kitchen	6283 x 5257mm
Bedroom 1	3777 x 2820mm
Balcony	4 sqm

APARTMENT AREA 49 sqm

B8003. 3 BED

Kitchen	2050 x 3333mm
Living	5954 x 4404mm
Bedroom 1	2900 x 3680mm
Bedroom 2	4006 x 4430mm
Bedroom 3	2984 x 3337mm
Balcony	6 sqm

APARTMENT AREA 90 sqm

B8004. 3 BED

Living / Kitchen	4414 x 4617mm
Bedroom 1	3560 x 3098mm
Bedroom 2	3112 x 2862mm
Balcony	7 sqm

APARTMENT AREA 70sqm

NOTES

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87		
(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	