



Blackbird Court, Birchen Grove, Neasden, The Hyde, London, NW9 8SA

£2,000 Per Month

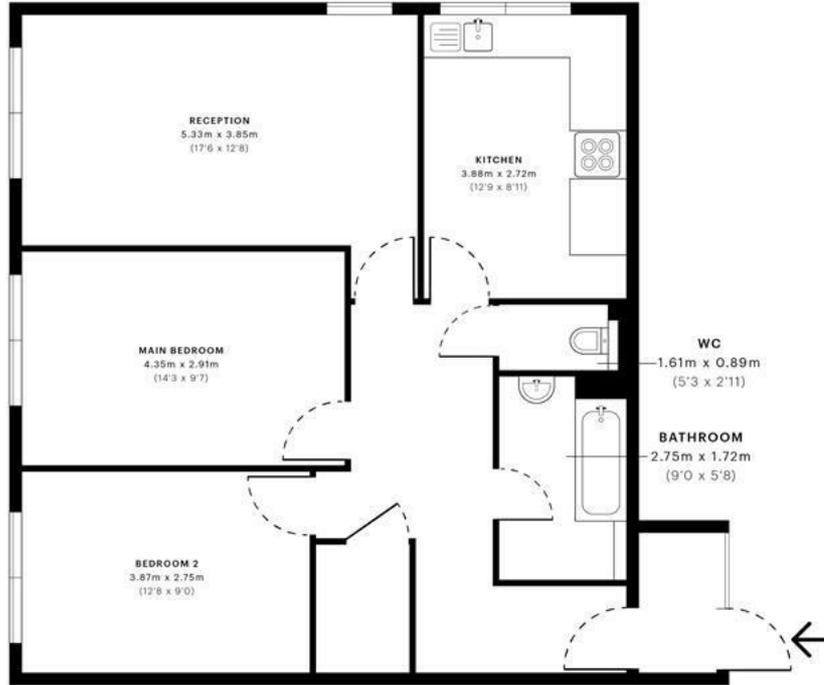
Newly decorated two-bedroom flat moments from Wembley Stadium.

This apartment benefits from two double bedrooms, wooden flooring throughout, a separate bathroom and WC, large double-glazed windows, and a spacious reception room.

Offered Unfurnished.

Blackbird Court is situated just off Blackbird Hill where numerous local shopping amenities can be found along with Lidl supermarket and bus routes. Wembley Park tube station in zone 4 on the Metropolitan Line is 0.8 miles and Wembley Stadium and The London Designer Outlet with an array of restaurants and shops together with its own cinema complex is within a mile of this property. There are well-regarded schools in the area for all age groups and a number of recreation/sports grounds. This home should be viewed to appreciate the potential it could offer for the growing or perhaps the established family.

- 2 Double Bedroom
- Large Reception Room
- Wooden Flooring Throughout
- Large Bay Windows
- Prime Location
- Nearby Transport Links



— First Floor



Spec: verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room (heights and widths) are the maximum points of measurements captured in the scan.

RICS ID: 66302674 No. 16287 (exp. 03/01/24)
 VMS No. 66302674 No. 16287 (exp. 03/01/24)

smc id: 563d5e7594c29510dcl229780

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			
		80	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply