



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Coverdale Road, London, NW2 4BE**

**Asking Price £875,000**

Subject to Contract

- Newly built two bedroom
- Modern black framed double glazed windows and doors
- Mable worktop on white laquered fitted kitchen
- 999 year lease
- Timber style flooring
- Private balcony
- Two contemporary style bathrooms



**Coverdale Road, NW2 4BE**

Generously proportioned new build apartment located on the prestigious Coverdale Road in Brondesbury Park,. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedroom and two modern bathrooms, this apartment offers comfort and style in equal measure.

Measuring 992 square feet, of living/entertaining space designed to cater to your every need. The property's contemporary design and fresh feel make it a truly inviting space to call home. Whether you're a first-time buyer, a young professional, or looking for a lucrative investment opportunity, this apartment ticks all the boxes.

Situated in a sought-after area of London, this property offers not just a home, but a lifestyle. With easy access to local amenities, trendy cafes, and beautiful green spaces, you'll be perfectly placed to enjoy all that this vibrant city has to offer. Don't miss out on the chance to make this modern apartment your own and experience the best of London living.

FIRST FLOOR  
2 BEDROOM

GROSS INTERNAL AREA  
92 sqm / 992 sqft

KITCHEN / LIVING 5.8m x 8.2m / 19.1ft x 27ft	BEDROOM 2 4.9m x 2.6m / 16ft x 8.5ft
BATHROOM 1.8m x 2.3m / 6.0ft x 7.7ft	TERRACE / BALCONY 3.7m x 1.3m / 12.2ft x 4.4ft
BEDROOM 1 3.3m x 6.0m / 11ft x 19.8ft	
ENSUITE 2.3m x 2.1m / 7.6ft x 6.7ft	

**Tenure** Leasehold - Share of Freehold

**Price** Asking Price £875,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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