



COLEMAN COURT, LONDON, NW4  
**£1,300 PER MONTH**

## A FANTASTIC BRAND NEW ONE BEDROOM APARTMENT WITHIN A BRAND NEW BUILDING

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

A fantastic brand new apartment within a brand new Building in the heart of Hendon. The property has been finished to an extremely high standard and comprises a spacious semi open plan reception room with beautiful wood flooring, a fully fitted integrated kitchen with granite work tops and Miele appliances, large fully fitted bathroom with a full size bath and shower attachment and limestone tiles and a great size bedroom with fitted wardrobes. The flat also benefits from underfloor heating in all the rooms, beautiful manicured communal gardens and a secure underground allocated parking space. Available immediately.

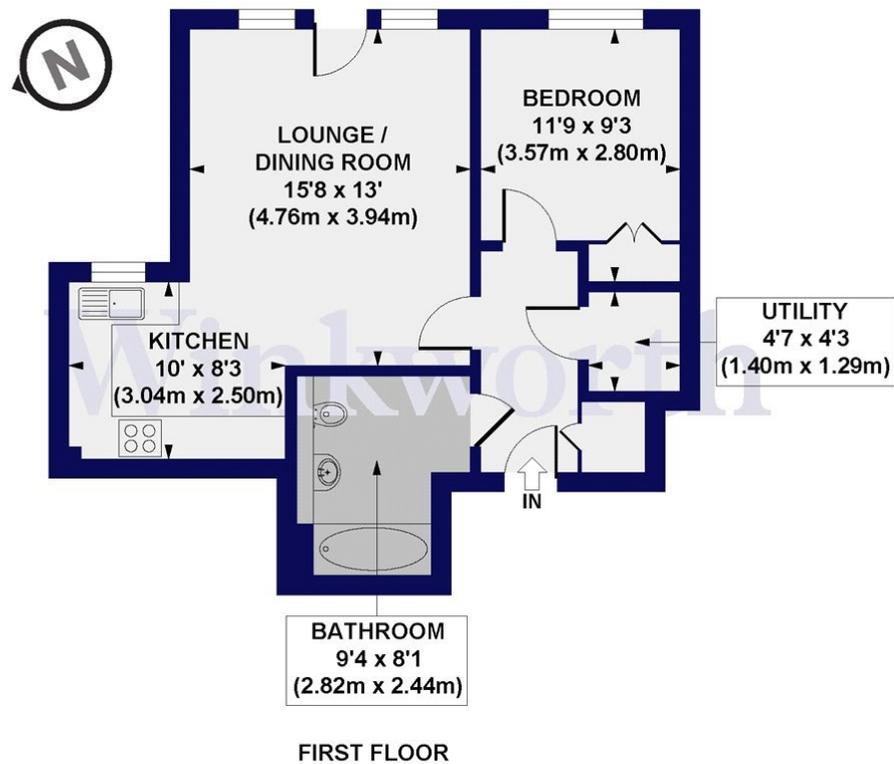
## AT A GLANCE

- BRAND NEW ONE BEDROOM, ONE BATHROOM APARTMENT
- FINISHED TO AN EXTREMELY HIGH STANDARD
- GENEROUS LIVING SPACE
- FULLY INTEGRATED MIELE KITCHEN
- SECURE OFF STREET PARKING
- BEAUTIFUL MANICURED COMMUNAL GARDENS





**Coleman Court, NW4**  
 Approx. Gross Internal Floor Area 529 sq. ft / 49.19 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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