

## AIRCO CLOSE

LONDON, NW9

£1,650 PER MONTH

A beautifully presented one-bedroom apartment set within the modern and well-maintained Airco Close development in Colindale, NW9.

This bright and contemporary home offers a spacious open-plan reception and kitchen area, finished to a high standard with sleek cabinetry, integrated appliances, and ample space for dining and entertaining. The generous double bedroom is well-proportioned and benefits from excellent natural light, while the modern bathroom is stylishly finished with quality fittings throughout.

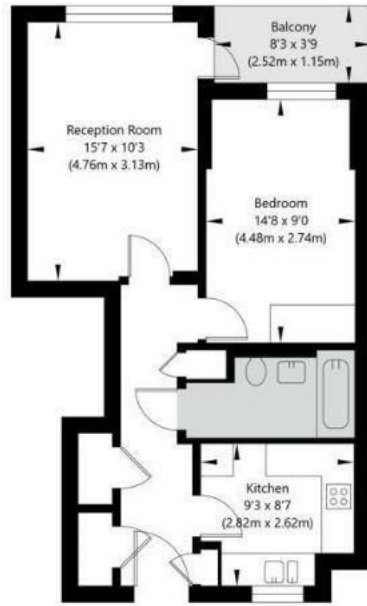
Further benefits include ample storage, a private balcony, secure entry system, and a well-kept communal setting.

Ideally located in the heart of Colindale, the property is within easy reach of local shops, supermarkets, cafes, and excellent transport links, including Colindale Underground Station (Northern Line), offering convenient access into

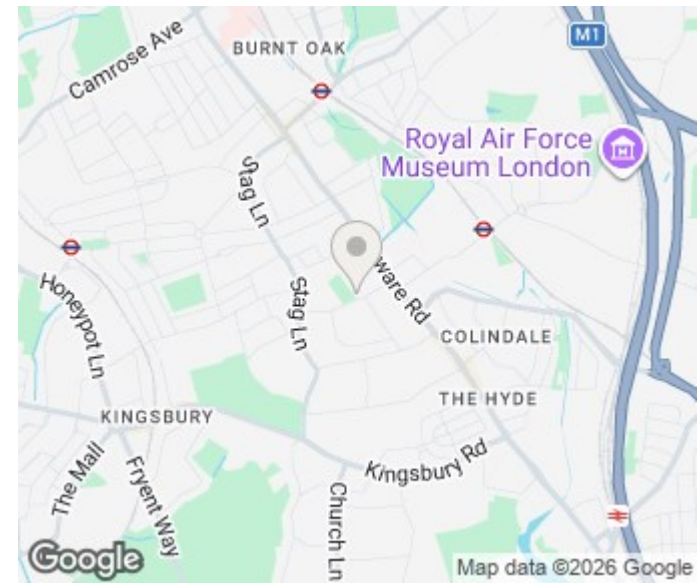
**PMP** | INTERNATIONAL

Airco Close, London NW9 0NW

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.42 SQ M / 543 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.42 SQ M / 543 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>80</b>                  | <b>80</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<br>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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