

[www.squiresestates.co.uk](http://www.squiresestates.co.uk)  
SALES • LETTINGS • MANAGEMENT



## Medawar Drive, London, NW7 1SS

£2,990 Per Week -

A fantastic three double bedroom flat that can also be configured as a two bedroom with an additional dining room, thanks to a bi-folding door between the third bedroom and the reception room. Situated on the first floor, this flat features a spacious reception area with a high-quality, newly fitted open-plan kitchen, elegant wooden flooring, and a generously sized balcony with stunning views. There are two further double bedrooms, with the master benefiting from an en suite shower room. The property includes an underground parking space and access to beautifully maintained communal gardens. Offered unfurnished and available immediately.

Council tax band F  
Deposit £3750.00

- 3 bedrooms
- 1st floor
- 2 bathrooms
- Parking
- Balcony
- Lift
- Council tax band F
- Excellent condition



## Floor Plan

Approximate Gross Internal Area 1059 sq ft - 98 sq m



First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Squires  
estates

## Area Map



## Energy Efficiency Graph

### 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 |         |           |
|                                             | 86      |           |

England & Wales

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

