



## FLAT 6, ROSEWOOD HOUSE 2 MANOR HALL DRIVE LONDON, NW4 1PB

£2,000 PER MONTH

We are pleased to offer this spacious three bedroom flat on the second floor of this small and popular purpose built block situated in a highly sought after residential location close to Hasmonean High School and other local schools. The flat has a private balcony, off street parking and parking outside the block and a large well maintained communal garden to the rear of the block.

Other benefits include a spacious lounge, a fitted kitchen, a bathroom and separate toilet, fully double glazed, entry phone and gas central heating.

The flat is also situated within close proximity of Mill Hill East and Hendon Central northern line tube stations, local transport, local shops and supermarkets like Tesco Metro and the Co-op, restaurants and cafes. The property is also suitable for three sharers as well and is offered on a furnished basis. It is available from the 17th of September.

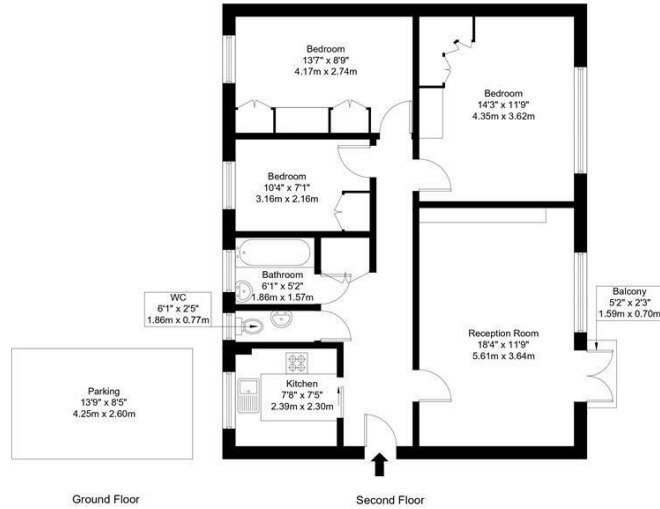
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# Manor Hall Drive, NW4 1PB

Approx Gross Internal Area = 80.5 sq m / 866 sq ft

Balcony = 1.11 sq m / 11 sq ft

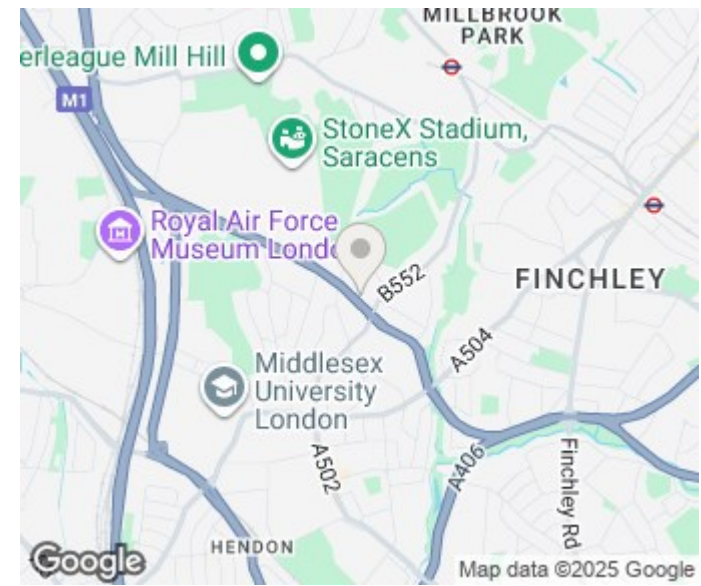
Total = 81.61 sq m / 878 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	45
(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	

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

Finchley Lettings  
358 Regents Park Road  
Finchley  
London  
N3 2LJ

020 8346 9122  
info@davidharris.co.uk  
www.davidharris.co.uk

**david harris & co**