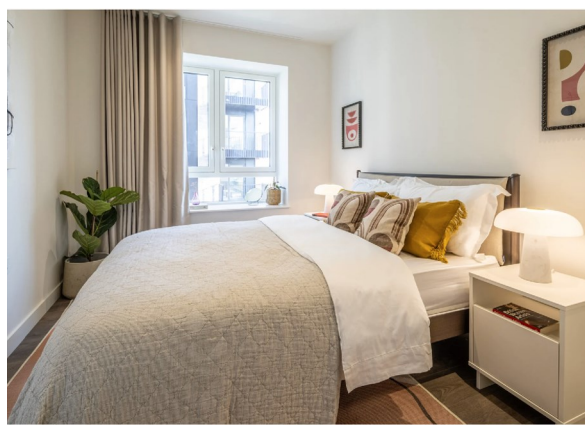
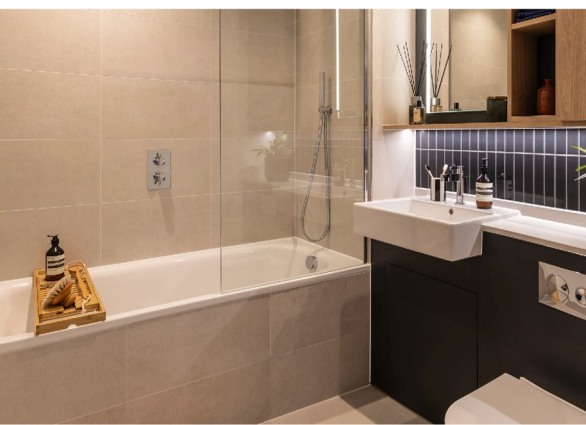


The Maple, 10 Aviator Drive, Brent Cross, London, NW2 8AL
£2,395 Per month
EPC Rating: Council Tax Band: D

STONE



Welcome to this exquisite studio apartment located within North West London's newest neighbourhood. Spanning an impressive 491 square feet, this apartment is part of a new collection that embodies both comfort and luxury. The interior is thoughtfully designed with underfloor heating, ensuring a warm and inviting atmosphere. High-end appliances are included, making daily living both convenient and enjoyable.

Residents of this apartment will benefit from premium lifestyle amenities, including an exclusive wellness club featuring a pool, jacuzzi, and a state-of-the-art gym, all included in your rent. The surrounding area boasts acres of park space, perfect for outdoor activities and relaxation, while being just a swift 12-minute commute from King's Cross St. Pancras.

Brent Cross Town has been developed with your wellbeing in mind, offering a harmonious blend of green spaces and urban convenience. A mere three-minute walk will take you to Brent Cross West station, providing easy access to the city. Additionally, the renowned Brent Cross Shopping Centre is only a ten-minute stroll away, featuring a variety of high street brands to cater to all

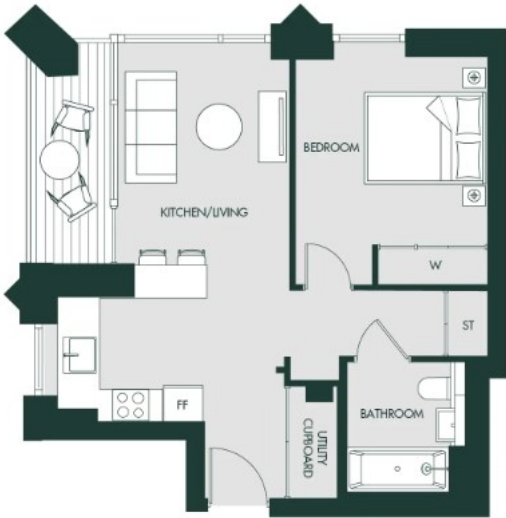


Corinthian House
279 Tottenham Court Road
London
W1T 7RJ
020 7043 8888
Lettings@stone.london

STUDIO

THE MAPLE 13
APARTMENT A-1264
FLOOR 12

THE MAPLE
BRENT CROSS TOWN • NW2



INTERNAL AREA	45.9 sq m	494.1 sq ft
Kitchen/Living	4092 x 6476	13'5" x 21'3"
Bedroom 1	3203 x 4087	10'6" x 13'5"

W WARDROBE ST STORAGE FF FRIDGE FREEZER
Floorplans are for approximate measurements only. Dimensions are indicative of the maximum length and width. Furniture shown is included



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		
England & Wales	EU Directive 2002/91/EC	