

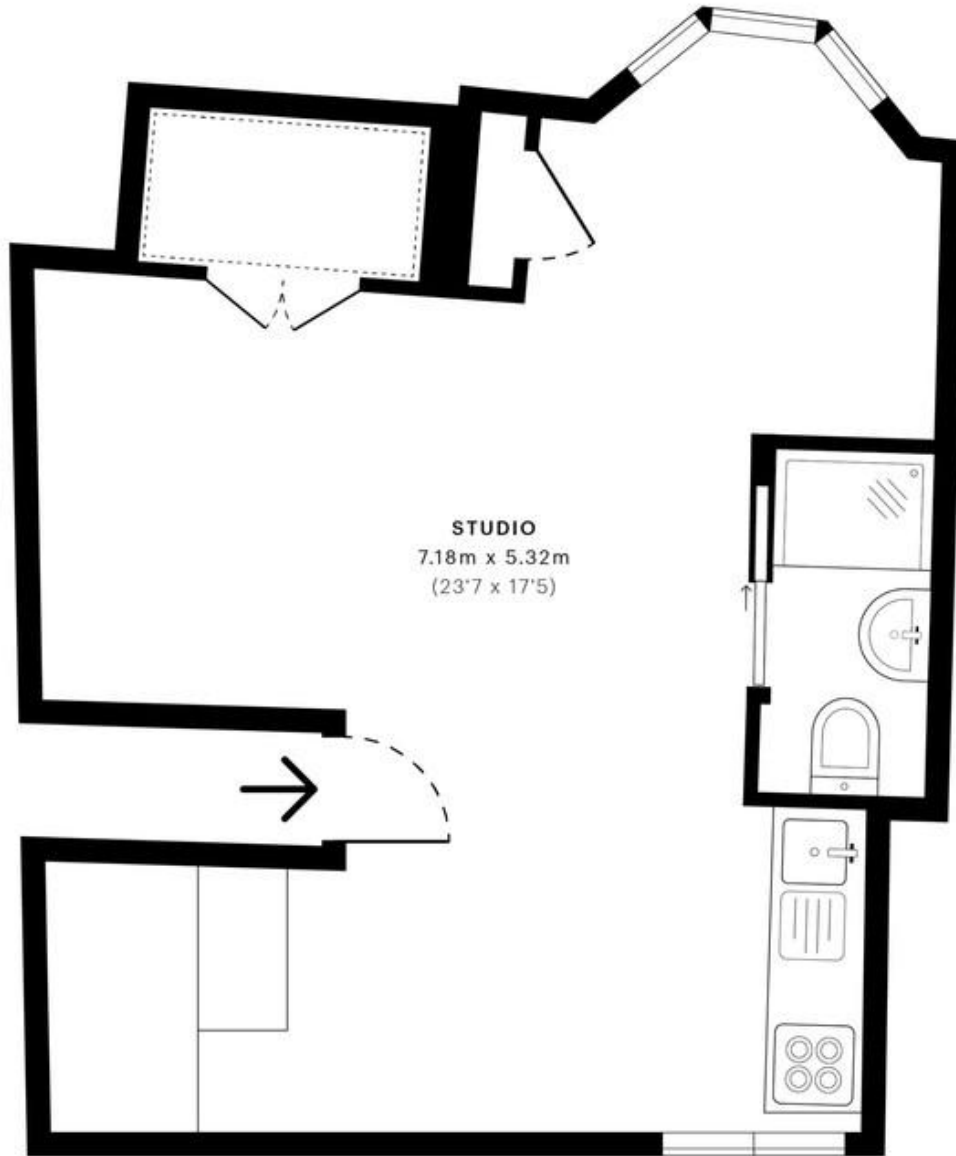


Golders Green, London NW11

£1,200pcm


Mile is delighted to bring to the market this newly refurbished Studio apartment set on the top floor above shops. The property has a modern kitchen, modern tiled shower room, wood flooring and INCLUDES ALL BILLS. The property is located on Golders Green Road with ample shops, restaurants, coffee bars and Golders Green (northern Line) station on the doorstep. Available 15th March 2020!!! MUST BE SEEN TO AVOID DISAPPOINTMENT!! EPC Rating D.


- Newly refurbished Studio
- Includes all bills
- Modern kitchen
- Modern shower room
- Available 15th March 2022!
- Heart of Golders Green
- Walking distance to station
- Wood flooring
- Top floor
- Excellent location



— Third Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
35.15 sqm / 378.35 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
33.90 sqm / 364.90 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.85 sqm / 19.91 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 35.15 sqm / 378.35 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.