

# IONIC COURT - APARTMENT 13

## 3 BEDROOM APARTMENT

TOTAL AREA: 129m<sup>2</sup> | 1,389ft<sup>2</sup>

GROUND FLOOR



### DIMENSIONS

Living Room / Dining	7.62m x 4.16m   24'12" ft x 13'7" ft
Kitchen	3.80m x 3.13m   12'5" ft x 10'3" ft
Master Bedroom	3.92m x 3.53m   12'10" ft x 11'7" ft
Bedroom 2	4.65m x 3.56m   15'3" ft x 11'8" ft
Bedroom 3	4.16m x 3.94m   13'7" ft x 12'11" ft
Bathroom	2.86m x 1.72m   9'4" ft x 5'7" ft
En suite	2.03m x 1.91m   6'8" ft x 6'3" ft
Utility	2.04m x 1.32m   6'8" ft x 4'4" ft
Terrace Front	7.67m x 4.86m   25'1" ft x 15'11" ft
Terrace Rear	8.22m x 5.60m   26'11" ft x 18'4" ft



## Finchley Road, Golders Green NW11

1389 sq ft luxury apartment located on the ground floor of a newly built development, The Beaumont, which is situated on the corner of Finchley Road and Helenslea Avenue, within minutes of the amenities of Golders Green and within walking distance of Hampstead Heath.

This excellent apartment features a lounge and master bedroom opening onto a private garden, fully fitted kitchen, large storage cupboards, separate utility room, 3 double bedrooms, 2 bathrooms (1 en-suite), private garden and a private patio.

Facilities include 12 hour concierge, allotted secure underground parking space, and beautiful communal gardens for residents.

Available August 2024

Available unfurnished.  
Energy Efficiency Rating - B84

**£950 Per Week**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

