

SNEATH AVENUE, LONDON, NW11

£1,790 PCM

Goldman Greg are delighted to offer this two bedroom top floor apartment located on Sneath Avenue, NW11.

The apartment was recently refurbished throughout to a high standard and benefits include wooden flooring throughout, an open plan kitchen/living room with integrated appliances. Both bedrooms are equally good sizes and can both fit double beds in. The bathroom is also of very good quality with wall tiling and a shower over the bath. Further benefits also include Gas Central Heating and Double Glazing throughout.

Sneath Avenue is within minutes walk to Golders Green High Street and is easy accessible to both Golders Green and Brent Cross stations.




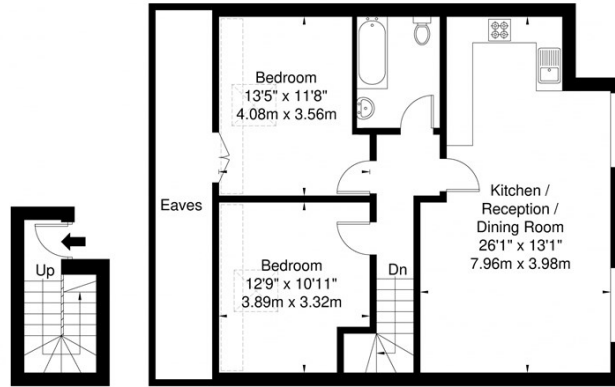
Goldman Greg

Sneath Avenue, London, NW11 9AJ

Approx. Gross Internal Area = 78.1 sq m / 840 sq ft
Eaves = 11 sq m / 118 sq ft
Total = 89.1 sq m / 958 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor

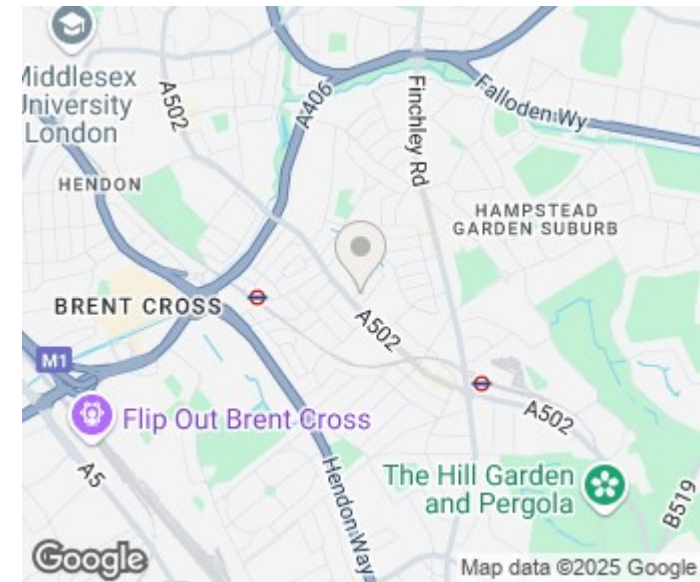
Second Floor


Ref

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**BLEU
PLAN**

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. 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) A		
(81-91) B	81	81
(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	

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

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