



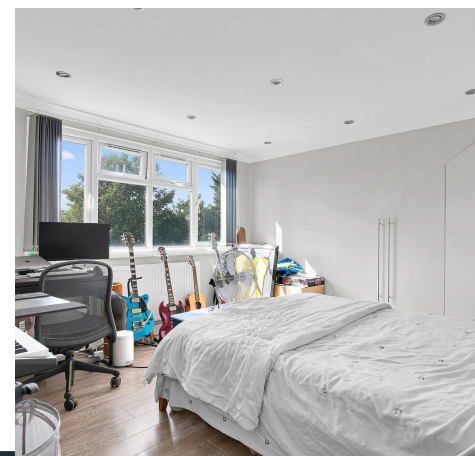
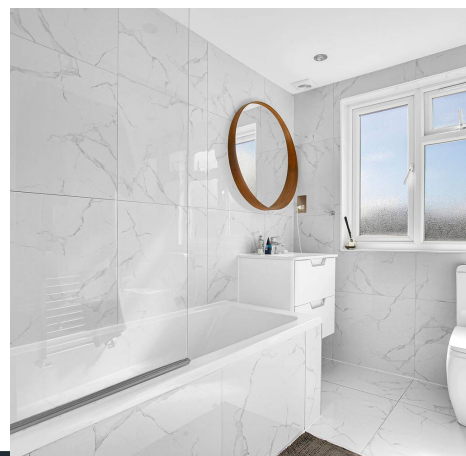
Pearl & Chance

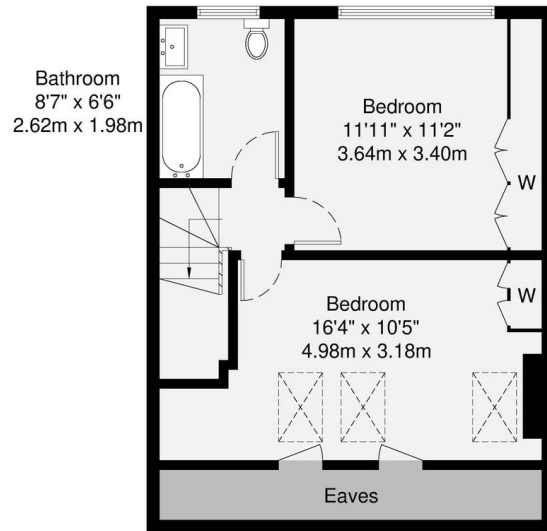
Golders Rise, London, NW4
£3,000 pcm

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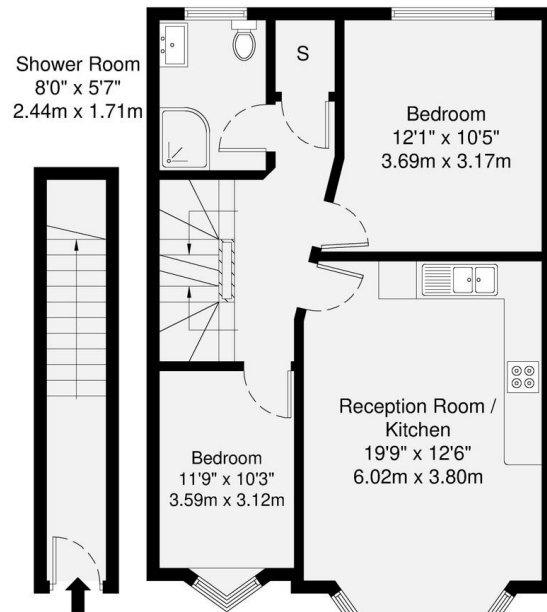
Available now. A spacious four-double bedroom duplex flat of 1,131 sq ft, set over the first and second floors of a quiet residential road in NW4. The first floor includes a bright bay-fronted open-plan reception room with a modern fitted kitchen complete with integrated appliances including a dishwasher, two double bedrooms, a shower room, and a separate utility cupboard. Upstairs, the second floor offers two further double bedrooms, a family bathroom, and useful eaves storage. Offered fully furnished, the property comes with off-street parking for one car and is suitable for a family or up to four sharers. Hendon Central Underground Station is within walking distance, with Brent Cross Shopping Centre and a good choice of local shops and cafés also nearby.

- Deposit £3,461
- Available Now
- Council Tax Band: D
- Fully Furnished
- Four Double Bedrooms
- Two Bathrooms
- Duplex Flat
- Suitable For Sharers
- Off Street Parking Space
- Close to Hendon Central Tube





Second Floor



First Floor

Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
105.1 sq m / 1131 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.4 sq m / 36 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
5.8 sq m / 62 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

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



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.