



TO LET

Beechcroft Avenue, Golders Green
£230 per week + security deposit

Large NEW studio available on the ground floor to rent located in the heart of Golders Green. The tenant also has use of a shared kitchen. WIFI, HEATING, HOT WATER, ELECTRICITY AND COUNCIL TAX

- Conversion
- 1 Reception
- Furnished or Unfurnished
- Council Tax Included
- Gas Included
- Studio Flat
- Energy Rating : E
- Shower
- Electricity Included
- Internet Included



**£230 per week +
security deposit**

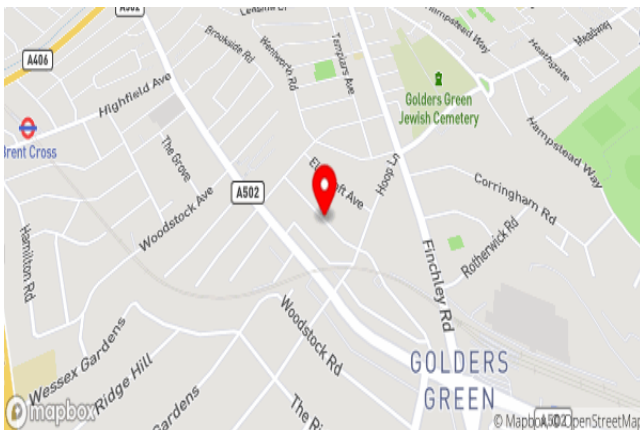
Beechcroft Avenue,
Golders Green,
London
NW11 8BJ

Large NEW studio on the ground floor available to rent located in the heart of Golders Green and a short walk from the amenities Golders Green High Road and underground station (Northern Line). The tenant also has use of a shared kitchen. WIFI, HEATING, HOT WATER, ELECTRICITY AND COUNCIL TAX INCLUDED IN THE RENT. Share of washing machine.

>> Key Features

- Conversion
- Studio Flat
- 1 Reception
- Energy Rating : E
- Furnished or Unfurnished
- Shower
- Council Tax Included
- Electricity Included
- Gas Included
- Internet Included





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	41	41	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	0	0
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Wales	EU Directive 2002/91/EC		Wales	EU Directive 2002/91/EC	

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.