



TO LET

**Westside,
£2,400 pcm**

Spacious unfurnished Westside London property with Energy Rating C. Features include a modern shower, WC, gas central heating, parking. Ideal location with excellent amenities. Perfect for c

- House Conversion - Unfurnished
- 1 Main Bathroom and toilet
- Energy Rating : C
- Driveway Parking
- Washing Machine
- 2 Beds + 1 Reception
- 1 En-suit Shower and toilet
- No special accessibility
- Garden
- Gas Central Heating



£2,400 pcm

Westside,
London,

NW4 4XD

Delightful Ground Floor Conversion Flat in Hendon

Situated in a quiet area of Hendon, this charming ground floor conversion flat offers comfortable and spacious living. The property comprises a bright open-plan kitchen, dining, and living area with direct access to a private garden.

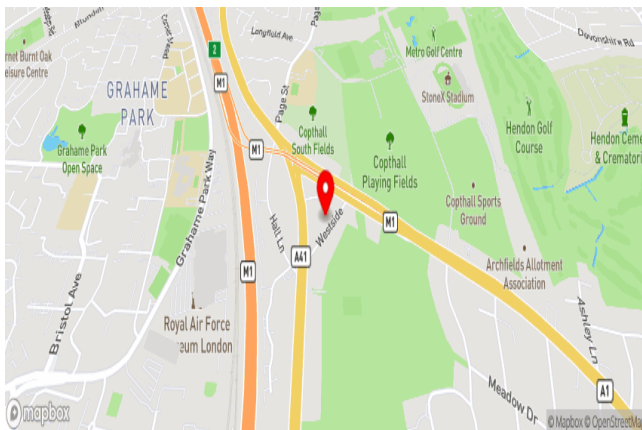
Accommodation includes:

One en-suite bedroom
One additional double bedroom
A modern family bathroom
Allocated driveway parking
Extra storage room in the garden

>> Key Features

- House Conversion - Unfurnished
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- 1 En-suite Shower and toilet
- Energy Rating : C
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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	76	(69-80) C		76
(55-68) D			(55-68) D	68	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.