

Eagle Lodge, Golders Green, NW11

Situated on the top floor of this stunning art-deco building, within 0.5 miles of Golders Green Underground Station is this extremely spacious three double bedroom apartment. Internally the property comprises a spacious living room, bathroom, separate WC, fitted kitchen and three double bedrooms.

Offers in excess of
£550,000
Leasehold

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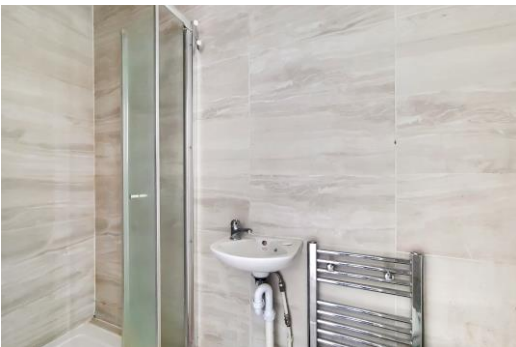
Overview

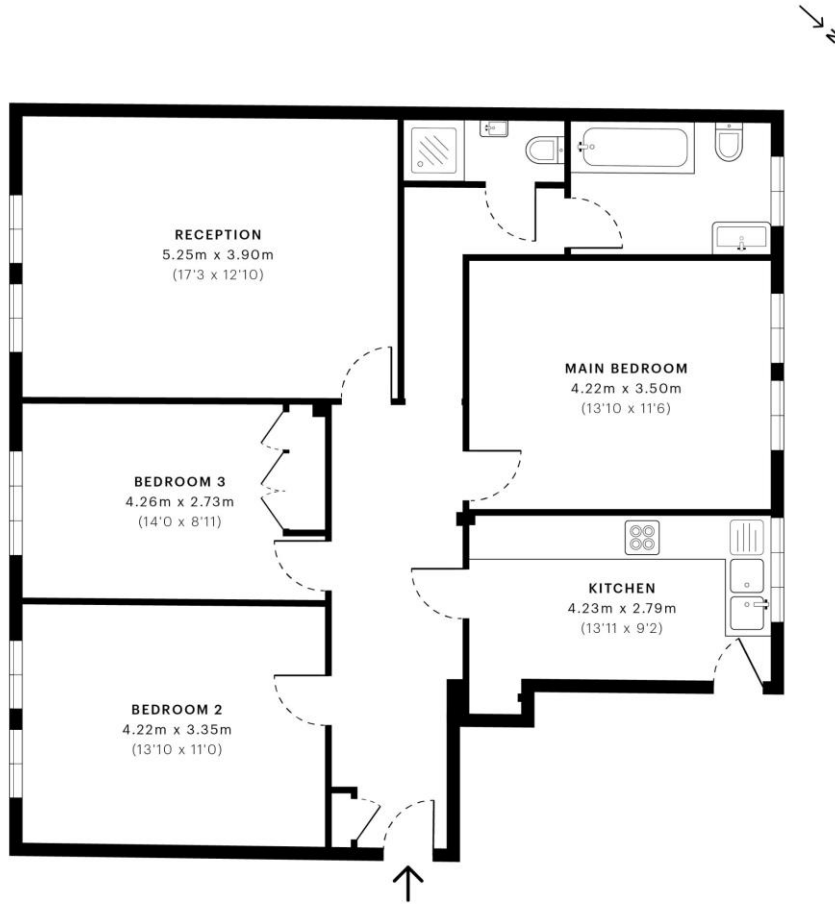
- THREE DOUBLE BEDROOMS
- BATHROOM
- SEPARATE WC
- SPACIOUS LIVING ROOM
- KITCHEN
- CHAIN FREE



Externally there are well kept communal gardens. The property is within close proximity to all shopping amenities of Golders Green and places of worship. Chain free. Sole Agents







— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
95.90 sqm / 1032.26 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
92.32 sqm / 993.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.99 sqm / 1043.99 sqft
IPMS 3C RESIDENTIAL 93.43 sqm / 1005.67 sqft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

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