



# Hocroft Court

Hendon Way, NW2

£2,578.33 per month  
(£595 per week)

A spacious 2 bedroom apartment on the 2nd floor of this well maintained purpose built mansion block. The property is situated within easy access to the amenities of both Hampstead and Golders Green(Northern Lines) as well as Finchley Road (Jubilee Line). Accommodation comprises reception room with access to a balcony, fully fitted kitchen, 2 double bedrooms, family bathroom.



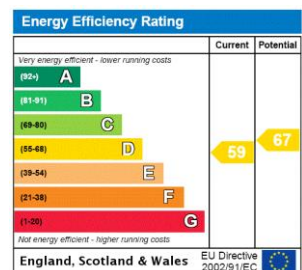
# Hocroft Court

## Hendon Way, NW2

- A Spacious 2nd Floor Apartment
- 2 Bedrooms, 1 Bathroom, Reception, Kitchen
- Balcony, Well Maintained Block
- Easy Access to the Amenities of Hampstead and Golders Green(Northern Lines) and Finchley Road (Jubilee Line)



**Minimum Term:** 12 months  
**Deposit Required:** £2,975.00  
**Local Authority:** London Borough Of Barnet  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished**



### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
Hampstead  
London  
NW3 1QH  
hampstead@chestertons.co.uk  
02077941125  
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

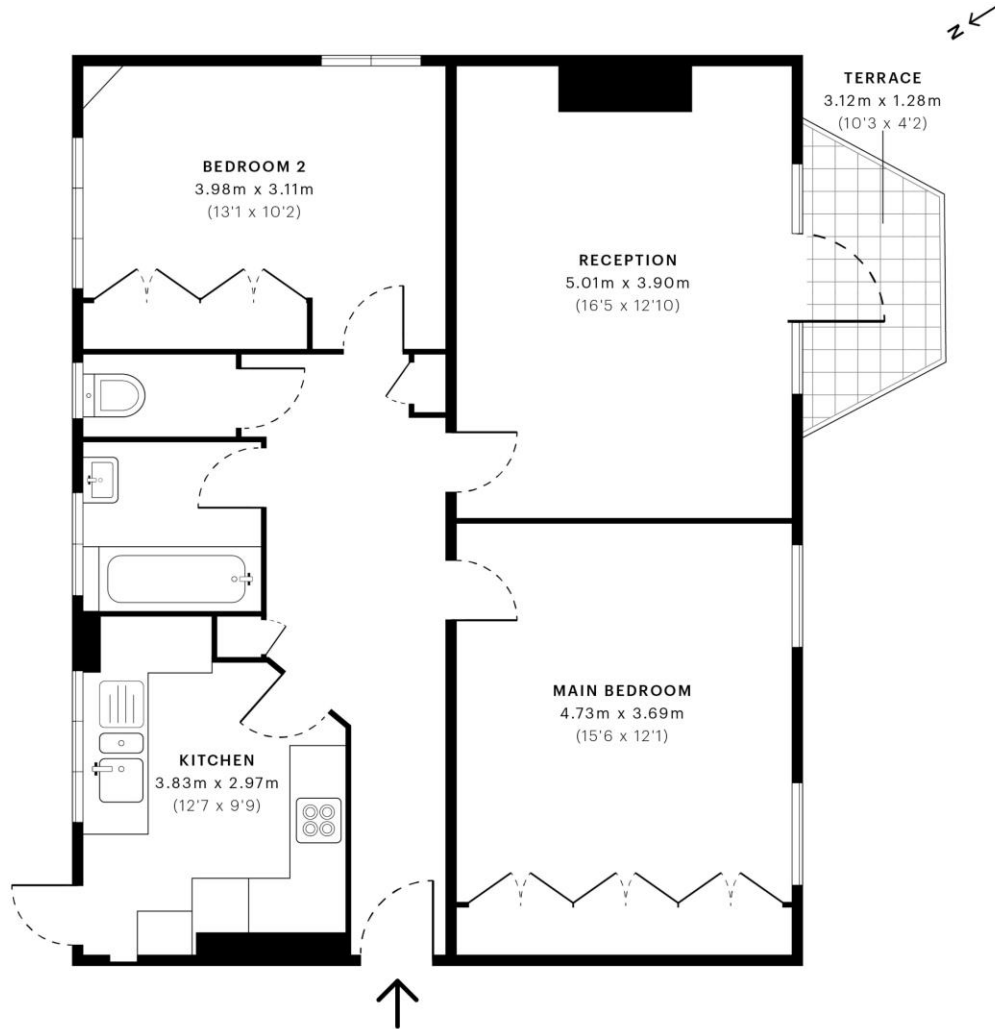


### Hocroft Court, NW2

CAPTURE DATE 09/11/2022 LASER-SCAN POINTS 50,117,470

### GROSS INTERNAL AREA

76.82 sqm / 826.88 sqft



— Second Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
76.82 sqm / 826.88 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
72.89 sqm / 784.58 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
3.13 sqm / 33.69 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
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 2B RESIDENTIAL 79.84 sqm / 859.39 sqft  
IPMS 3C RESIDENTIAL 77.15 sqm / 830.64 sqft

SPEC ID 5636a2747905a440e397452ac

