



Burgess Hill, London NW2

£550 Per Week

This brand new bright and airy maisonette is set on the ground and first floor and has been refurbished to a high standard throughout. The flat comprises of two good size double bedrooms with the master room boasting an ensuite bathroom, modern open plan fitted kitchen with granite worktops with a large lounge living room and fully tiled showeroom. The flat benefits from being double glazed throughout and having access to well manicured communal gardens. Located on Burgess Hill just off the Finchley Road set in a great location close to all local shops and transport of Finchley Road and West Hampstead (West Hampstead Overground) Approx 0.8miles West Hampstead (Jubilee Line) Approx 0.8 miles Golders Green (Northern Line Approx 1.0 miles). Available beginning of August and offered out on an unfurnished basis. EPC Rating C. SOLE AGENTS. Council tax band E.

Burgess Hill, London NW2

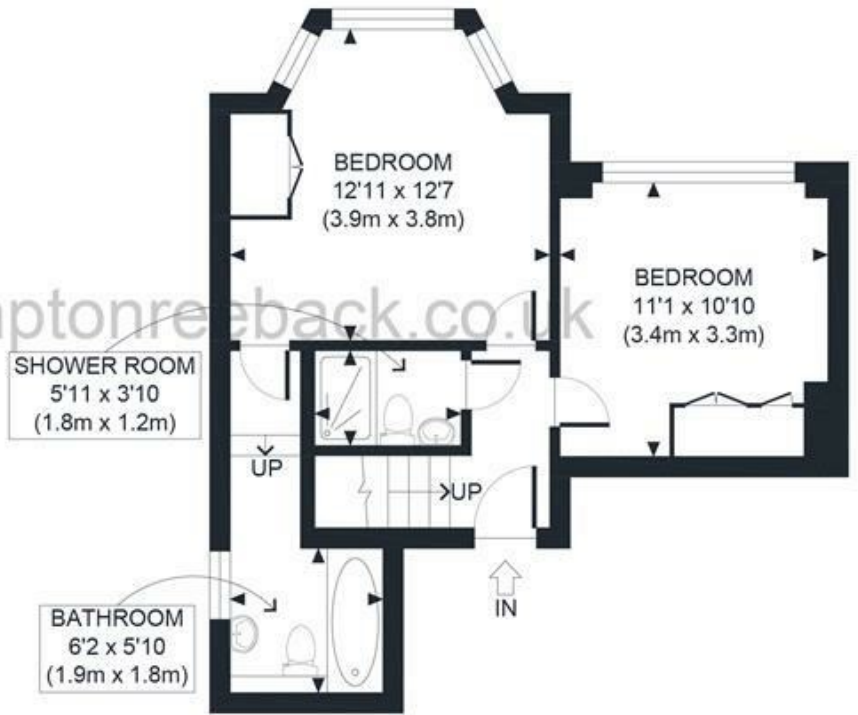


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 277 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 407 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT / 64 SQM

Ref:

Copyright **photoplan**

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

MAIDA VALE

75 Castellain Road
Maida Vale

London W9 1EU

T 020 7266 5000

F 020 7266 1119

E w9@comptonreeback.co.uk

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

comptonreeback.co.uk