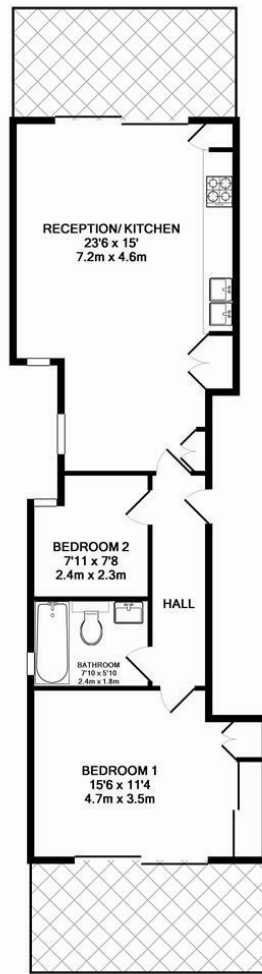




hausman  
& holmes

2a The Grove, NW11

Asking Price £750,000



FIRST FLOOR

THE GROVE NW11  
TOTAL APPROX. FLOOR AREA 663 SQ. FT. (61.6 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only



- Within the 10-year building warranty period
- Lifts to all floors
- Offered Chain Free
- Outside Access
- High Specification
- Well Located



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57 Golders Green Road  
London NW11  
info@hausmanandholmes.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.