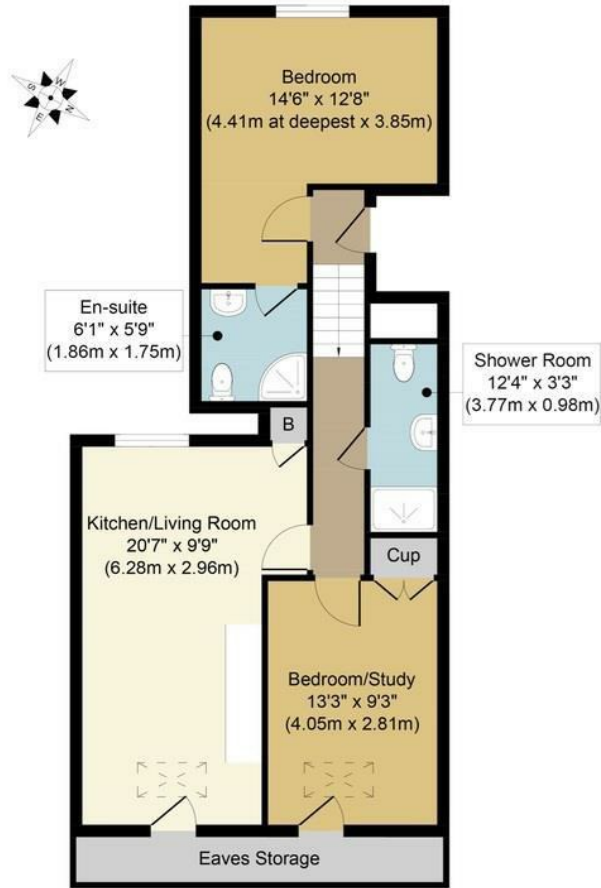




hausman
& holmes

Golders Green Road, NW11
£2,500,000

LP Flat 4 - 235 Golders Freen Road NW11
 Approx. Gross Internal Floor Area 624 sq. ft / 58.0 sq. m



- Freehold Investment
- Multi cultural location
- The property is full let, producing a gross income of circa £122,000
- Well served public transport
- A3 Lockup Shop + 4 x (2 bedroom apartments)
- High Street benefiting from an array of Blue-Chip tenants

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A	81	82
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		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.