



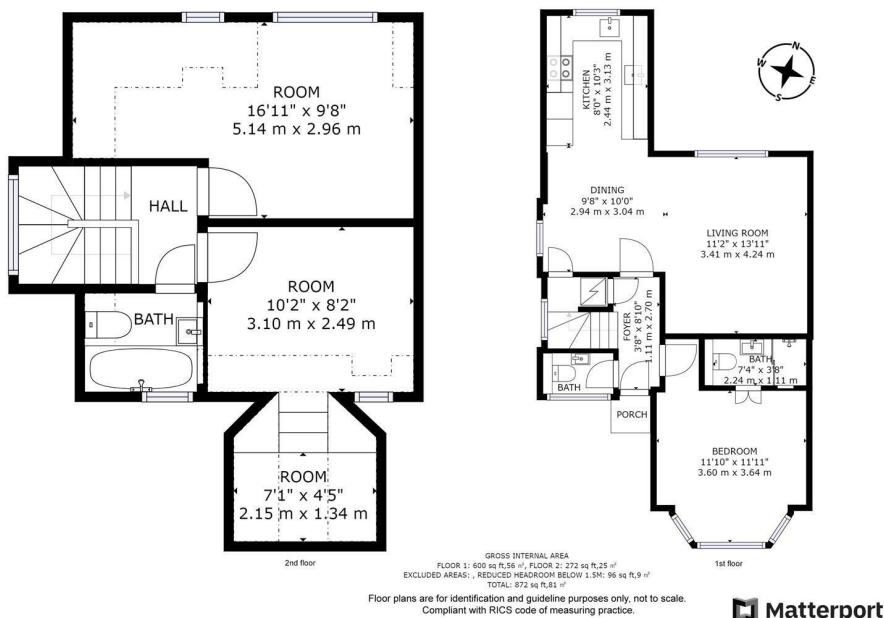
hausman  
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Golders Gardens, NW11

Asking Price £650,000

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- Spacious three bedroom apartment
- First & Second Floor Duplex
- Well Located

- Two Bathrooms
- Private Garden and Parking
- Low Outgoings



**020 8458 8555**  
 57 Golders Green Road  
 London NW11  
 info@hausmanandholmes.com

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.