



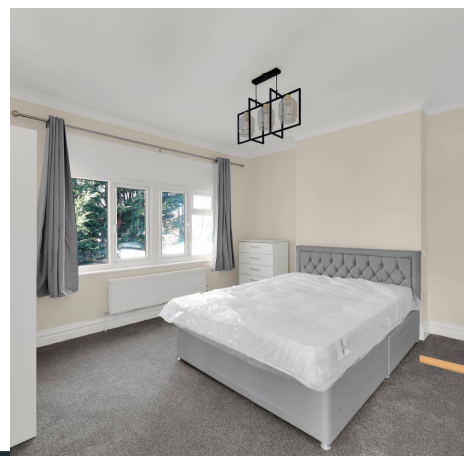
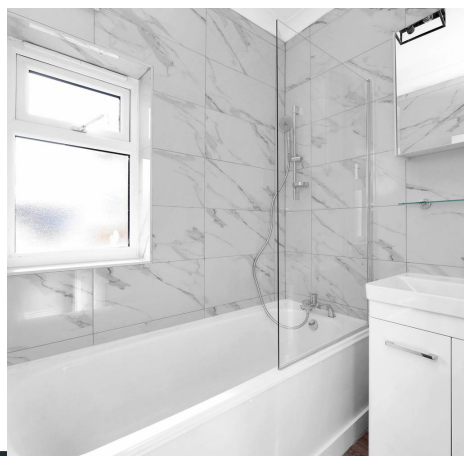
Pearl & Chance

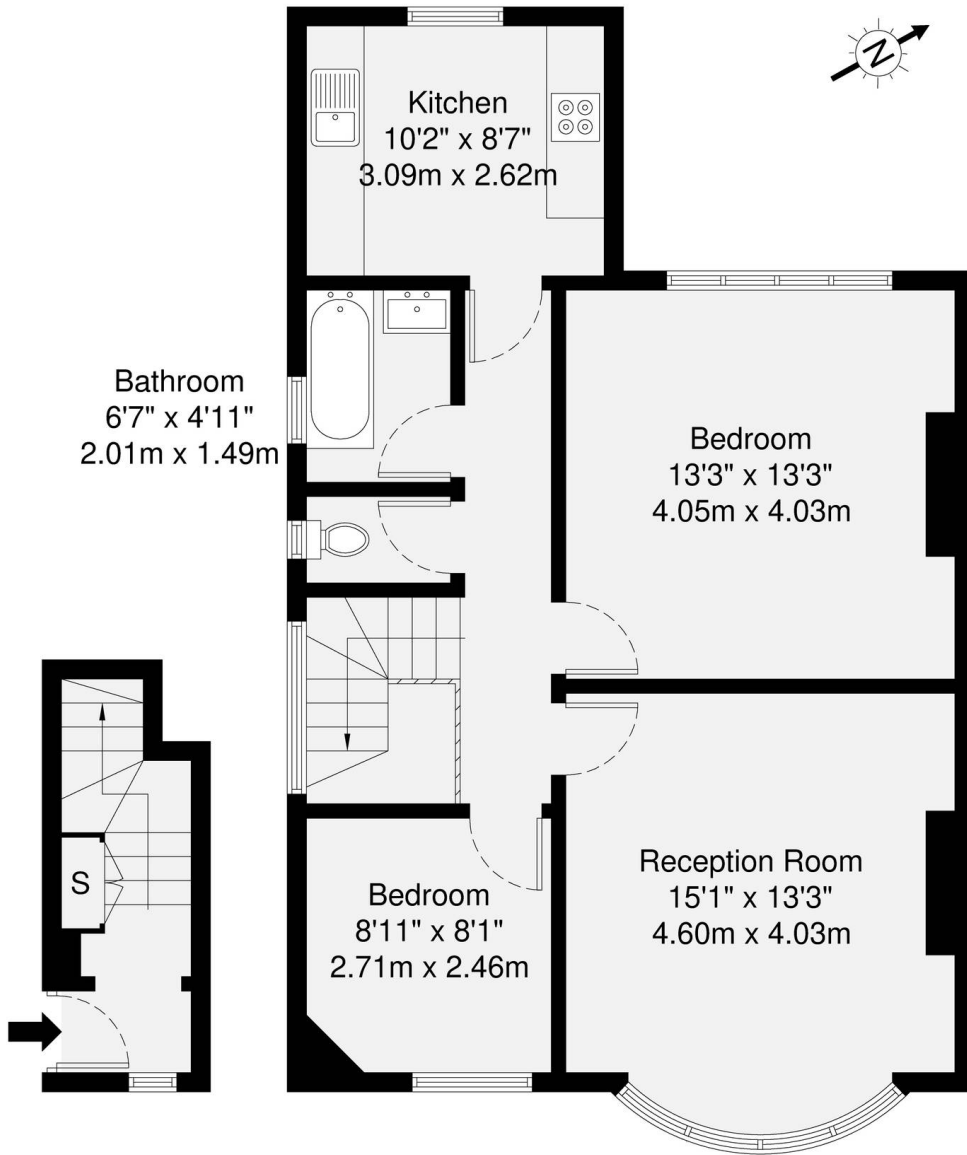
Russell Gardens, London, NW11  
£1,900 pcm

## Russell Gardens, London, NW11

This bright and airy two-bedroom first-floor flat has been newly refurbished, offering a fresh and modern living space throughout. With its own private entrance, the property features new carpets, a brand-new bathroom, and a well-equipped kitchen with new appliances, including a dishwasher. Both bedrooms are well proportioned, and there is a generous living area. The flat is fully furnished and ready to move into. Located within easy reach of both Golders Green and Brent Cross Underground Stations, and close to a range of local shops, cafés, and restaurants, the flat is ideally positioned for access to transport links and day-to-day amenities. Viewings are highly recommended.

- Available From 3rd August 2026
- Deposit £2,192
- Council Tax band: D
- Available Immediately
- Two Bedrooms
- Newly Refurbished
- First Floor Flat
- Close to Golders Green and Brent Cross Tube
- Close to Local Amenities





## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92+) <b>A</b>                              |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>75</b> |
| (55-68) <b>D</b>                            | <b>63</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
69.8 sq m / 751 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.4 sq m / 4 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

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

Maison  
VUE



## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.