



**Golders Green Road**

**2 Bedroom**

**£2,250 pcm**

Golders Green, London Golders Green

**KINGSLEYS**

## Flat 2 111 Golders Green Road

### Description

- Flat in Converted Building
- 1 Bathroom
- Furnished or Unfurnished
- Dish Washer
- 2 Beds
- Energy Rating : C
- Washing Machine

Kingsleys are proud to present this brand new development in the heart of Golders Green, a walking distance to local shops and transport. The apartment comprises of two bedrooms, one bathroom and open plan kitchen/reception. Each apartment has been built to the highest standard with Bosch appliances and underfloor heating. The development also benefits from a lovely outdoor communal space for the enjoyment of its residents. The property is offered furnished/unfurnished. EPC - C80; 62SQM/677SQFT



### Accommodation Comprises:

Kitchen

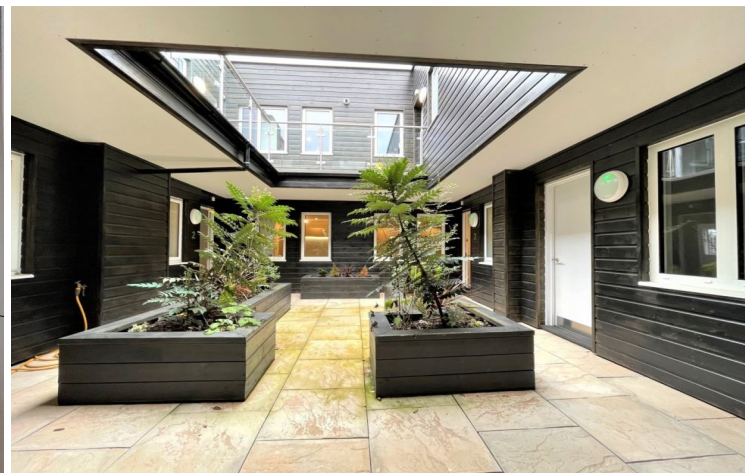
Living/Dining Room



Bedroom 1

Bedroom 2

Bathroom



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

# KINGSLEYS

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email : office@kingsleys.uk

www.kingsleys-estates.co.uk

### Our

### Fees

We require a Holding Deposit equal to 1 week's rent (approx £519.23) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £2596.15)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fees
Rent	arrears	of
Change	of	tenancy
Early	termination	fees

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.