

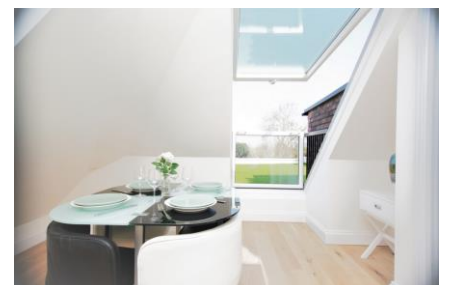
FOR SALE Share of Freehold £374,950

North End Road, Golders Green, London, NW11 7RL



- ONE DOUBLE BEDROOM
- SHOWER ROOM
- LUXURY OPEN PLAN KITCHEN
- SHARE OF FREEHOLD

Stunning one bedroom second floor apartment situated within very close proximity of Golders Green Station. Being part of a brand new conversion the property internally boasts a luxury fitted open plan kitchen living room and shower. High specification finishes throughout include acoustic double glazing with velux cabrio balcony, granite work surfaces, integrated appliances, period high ceilings engineered wood flooring to reception and iSense carpets to bedroom. The property is well located for all shopping facilities of Golders Green, Hampstead Heath and Golders Hill Park.



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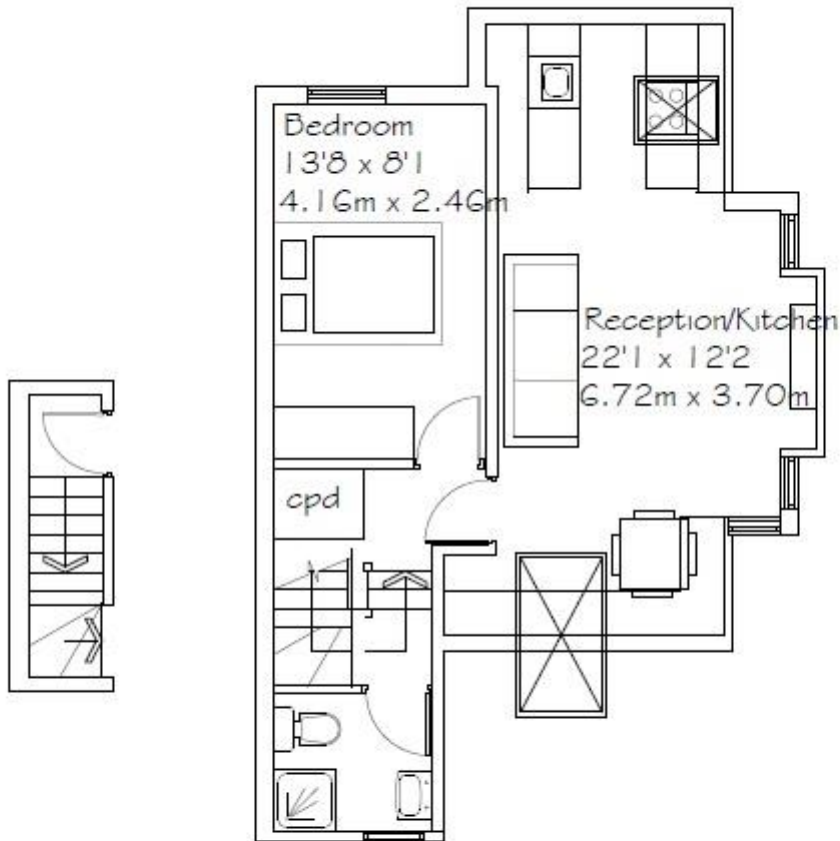
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Flat 5, North End Road, NW11

Approx Gross Internal Floor Area 476 SQFT / 44.21 SQM

Not to scale. Illustrative purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.