

KING SLEYS



A light and well-presented two-bedroom conversion on Hamilton Road, offered unfurnished and ready to make your own. Situated in the heart of Golders Green, this stylish flat combines comfortable living space with practical modern conveniences.

The property features two good-sized bedrooms and a separate reception room, providing flexible accommodation for couples, professionals or a small family. The kitchen comes equipped with integrated appliances including a dishwasher and washing machine, while a contemporary shower room serves the flat. Gas central heating ensures year-round comfort.

Outside, the apartment benefits from use of a private garden — a rare and valuable addition in the area.

Key features:

- Conversion apartment, unfurnished
- 2 bedrooms + 1 reception room
- Shower room
- Private garden
- Washing machine and dishwasher included
- Gas central heating
- Council Tax Band C

Located close to the shops, cafes and transport links of Golders Green, including convenient access to the Northern Line and local bus routes.

**Hamilton Road
Golders Green
London, NW11**

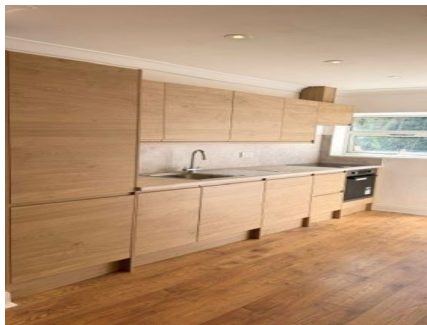
£2,200 pcm

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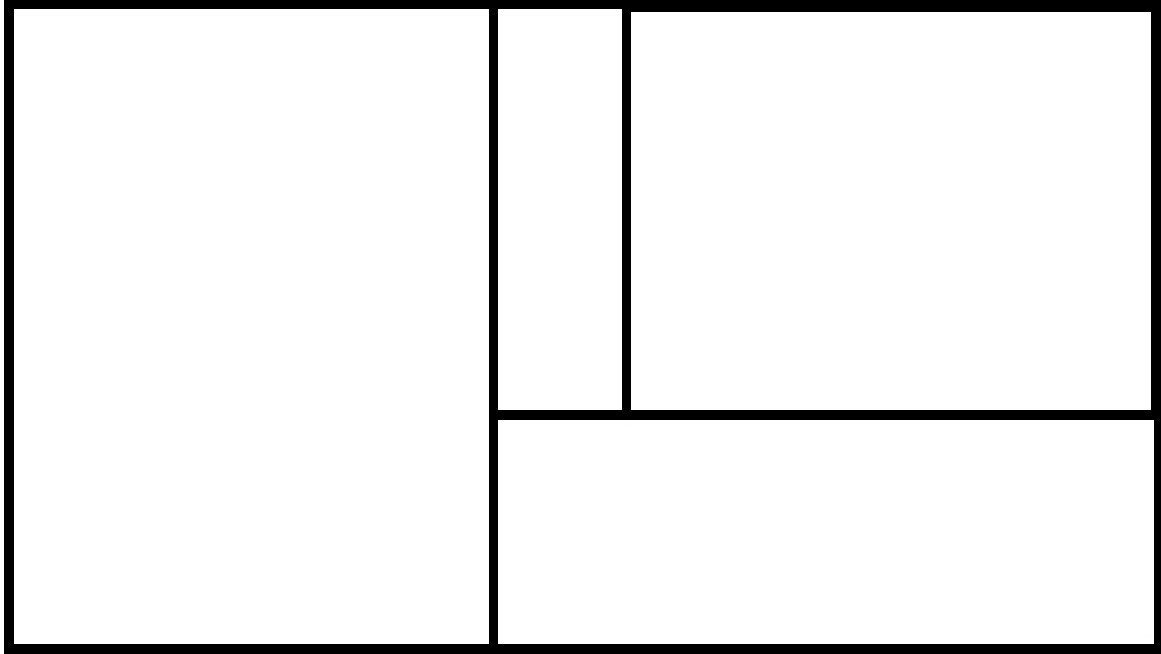
**EPC Rating: C
Council Tax Band: C**

Kingsleys Estates
020-8458-3333
office@kingsleys.uk

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Waiting for Floorplan

This plan is for guidance only and must not be relied upon as a statement of fact.

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£2,200 pcm

2 Bed Furnished Conversion

Conversion flat on Hamilton Road, Golders Green. Unfurnished 2 beds + 1 reception, shower room, garden; washing machine, dishwasher, gas central heating.

Bullet Points

- Conversion - Unfurnished
- 2 Beds + 1 Reception
- Shower
- Council Tax Band C
- Garden
- Washing Machine
- Dish Washer
- Gas Central Heating

Certificate Number : 0878-1961-6290-6651-7944

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0878-1961-6290-6651-7944>

TERMS

Our client advises us of the following:

TENURE:

SERVICE CHARGE:

RESERVE FUND: £0.00

GROUND RENT: £0.00

DISTRICT: London Borough of Barnet

EPC RATING: C

PRICE: £2,200 pcm

SUBJECT TO CONTRACT

Viewings strictly by appointment only, through the Vendor's appointed sole agent

Kingsleys Estates

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