



MILE



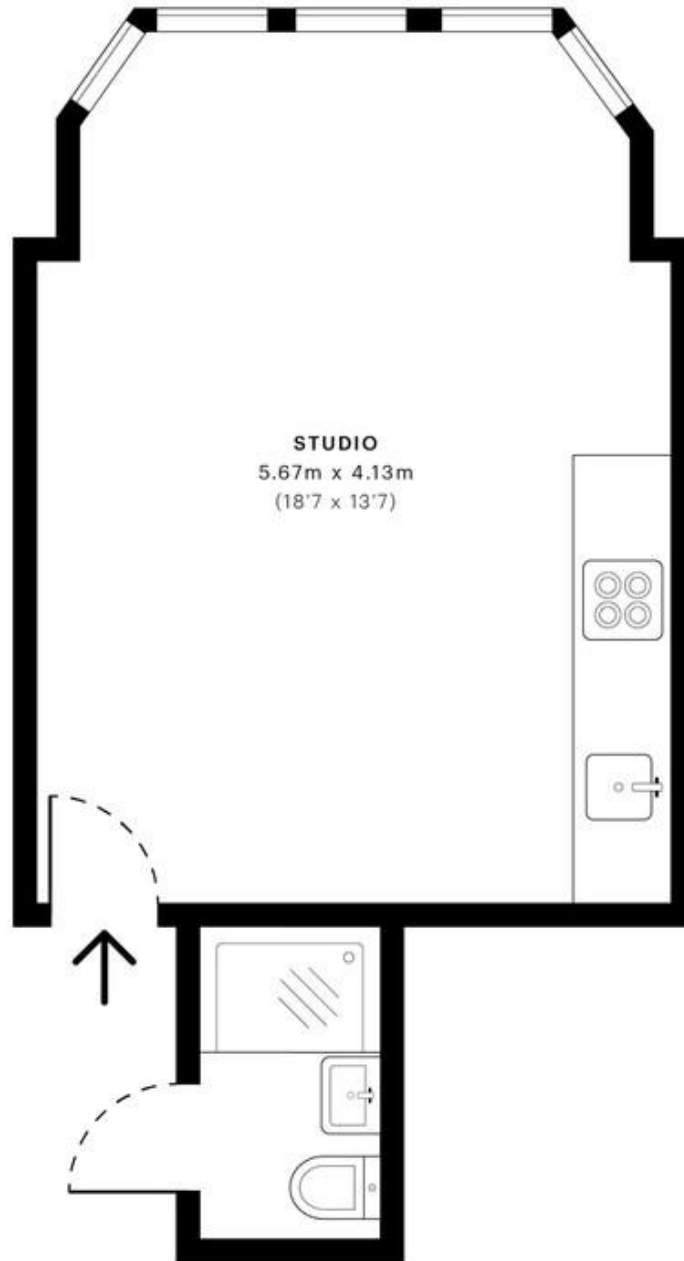
## Golders Green Road, London

£1,500 pcm %tenure%

Mile are pleased to offer to the market this high specification super bedsit. The property benefits from a high quality, fully fitted private kitchen and has brand new communal bathrooms. The property is located in the heart of Golders Green with easy access to local transport and amenities as well as an array of local Synagogues. All bills and Wi-Fi Included. Available 20th June

EPC rating C Suitable for couples

- MODERN
- Super bedsit
- ALL BILLS INCLUDED
- INTERNET INCLUDED
- Off street parking on first come basis
- LOCATED 5 - 8 MIN WALK TO STATION
- HIGH SPECIFICATION
- HIGHLY SOUGHT AFTER LOCATION
- HEART of GOLDERS GREEN
- AVAILABLE 20th June



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
22.06 sqm / 237.45 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
22.06 sqm / 237.45 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 22.39 sqm / 241.00 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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 finalising their offer to purchase.