



Hocroft Court

Hendon Way, NW2

£3,033.33 per month
(£700 per week)

Short Let. A spacious 2 bedroom apartment on the 2nd floor of this well maintained purpose built mansion block. The property is situated within easy access to the amenities of both Hampstead and Golders Green(Northern Lines) as well as Finchley Road (Jubilee Line). Accommodation comprises reception room with access to a balcony, fully fitted kitchen, 2 double bedrooms, family bathroom.

CHESTERTONS



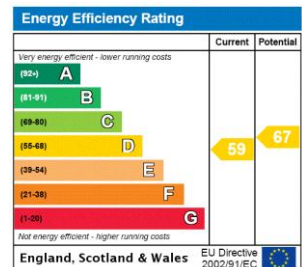
Hocroft Court

Hendon Way, NW2

- Short Let. A Spacious 2nd Floor Apartment
- 2 Bedrooms, 1 Bathroom, Reception, Kitchen
- Balcony, Well Maintained Block
- Easy Access to the Amenities of Hampstead and Golders Green(Northern Lines) and Finchley Road (Jubilee Line)



Minimum Term: 2 months
Deposit Required: £2,800.00
Local Authority: London Borough Of Barnet
Council Tax Band: D
EPC Rating: D
Furnished



Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
 hampsteadlettingsusers@chestertons.co.uk
 02077941125
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

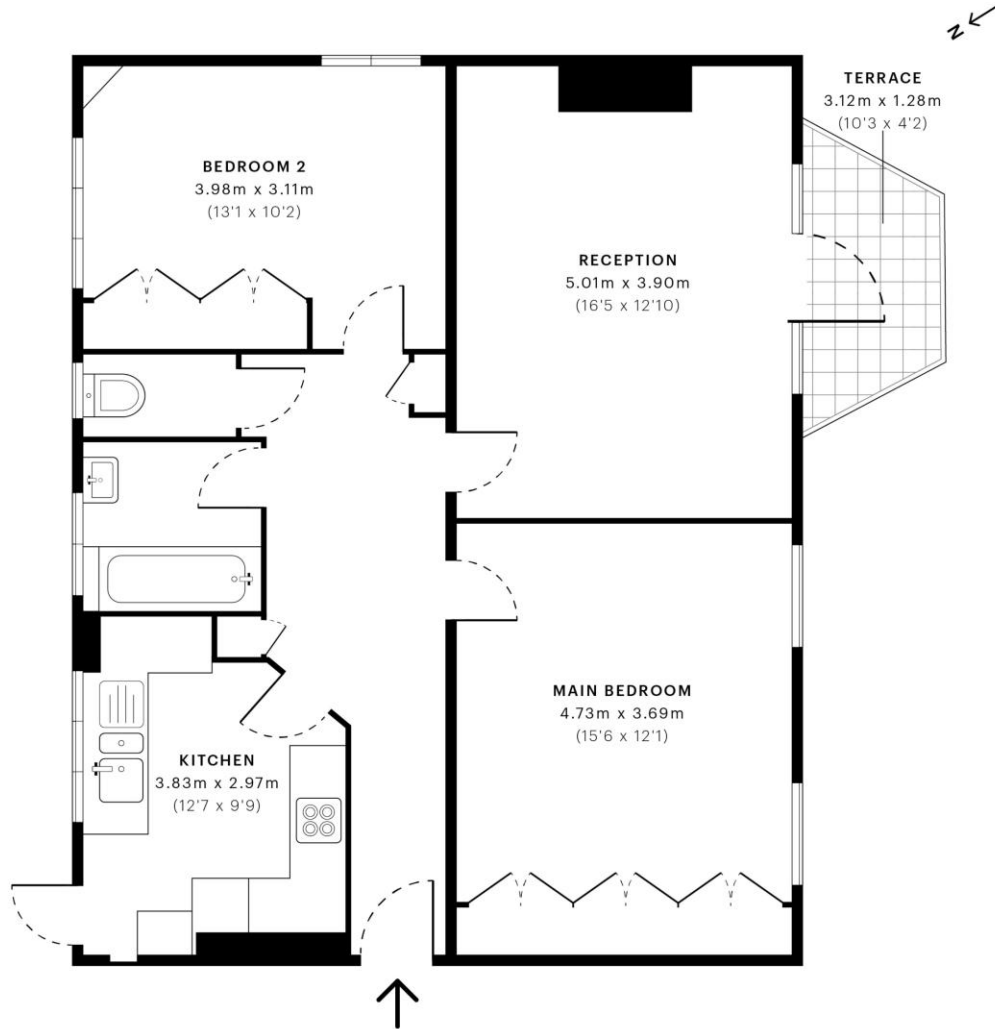


Hocroft Court, NW2

CAPTURE DATE 09/11/2022 LASER-SCAN POINTS 50,117,470

GROSS INTERNAL AREA

76.82 sqm / 826.88 sqft



— Second Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
76.82 sqm / 826.88 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
72.89 sqm / 784.58 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
3.13 sqm / 33.69 sqft

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 76.84 sqm / 829.39 sqft
IPMS 3C RESIDENTIAL 77.15 sqm / 830.64 sqft

SPEC ID 5636a2747905a440e397452ac

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is 100% recyclable