



Pearl & Chance

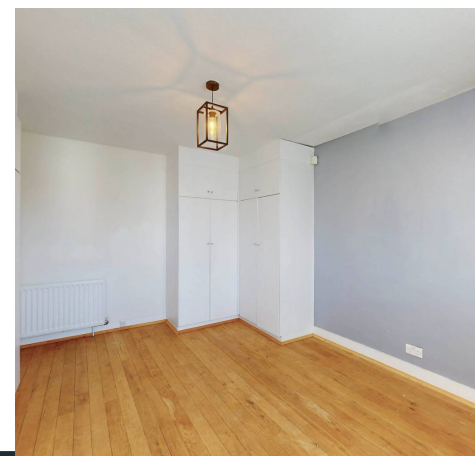
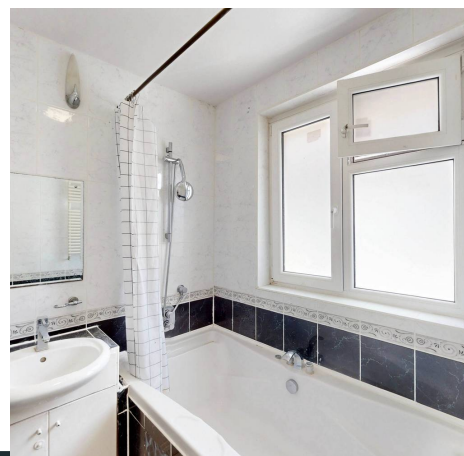
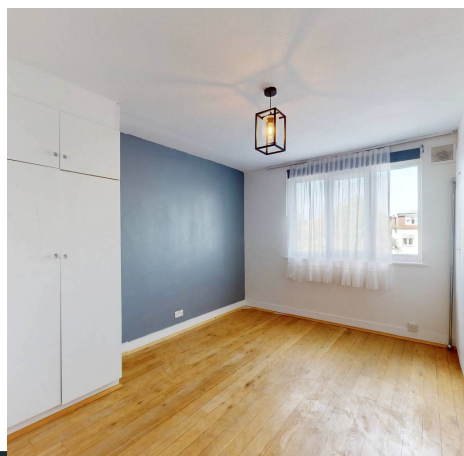
Golders Gardens, London, NW11  
£1,650 pcm

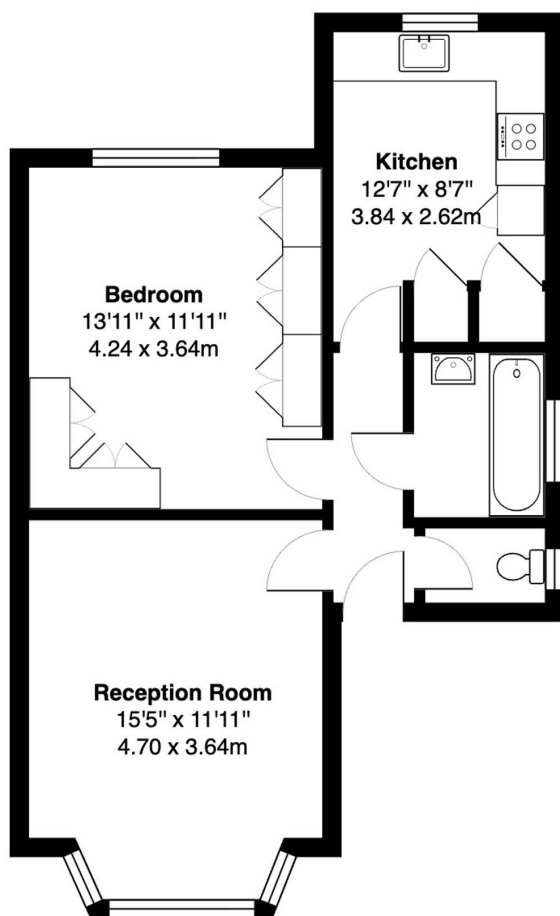
## Golders Gardens, London, NW11

Available now, this well presented one bedroom first floor flat is offered part furnished and occupies a sought-after position within a quiet Cul de sac just off Golders Green Road. The property features wooden flooring throughout, a generous reception room with a large bay window, a modern separate kitchen with integrated appliances, including a dishwasher, a spacious double bedroom with extensive built in wardrobes, a bathroom and a separate WC.

Golders Green Underground Station (Northern Line) is within easy walking distance, providing excellent links into Central London. The property is also ideally located for the wide selection of shops, cafés, restaurants and supermarkets along Golders Green Road, whilst the open green spaces of Golders Hill Park and Hampstead Heath are both within easy reach.

- Available Now
- Deposit £1903
- Council Tax Band: D
- One Bedroom
- Wooden Flooring
- Part Furnished
- First Floor
- Dishwasher
- Close to Golders Green Tube Station
- Quiet Location





1st Floor

Golders Gardens NW11

Total Gross Area: 553 ft<sup>2</sup> ... 51.3 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 54      | 65        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England, Scotland & Wales



## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.