






## North End Road | Golders Green | NW11

£3,500 Per month |

 3  2  1  D

**ADN**  
RESIDENTIAL

A stylish and beautifully presented three-bedroom duplex apartment situated just 0.1 miles from Golders Hill Park. Offering in excess of 1,350 sq ft of well-designed living space, the property comprises a spacious open-plan kitchen/reception room, a principal bedroom with dressing area and en-suite bathroom, two additional double bedrooms, a contemporary family bathroom, and a guest WC. Further benefits include double-glazed windows and wood flooring throughout.

Council Tax: Barnet– Band E

Security Deposit: £4038.45

Holding Deposit: £807.69

Deposits shown are based on an Assured Periodic Tenancy Agreement.

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- 3 Bedrooms
  - 2 Bathrooms
  - Wooden Flooring
  - Double Glazed Windows
  - Open Plan Kitchen/Reception Room
  - Guest W/C
  - Modern
- 

Council Tax Band: E

EPC: D



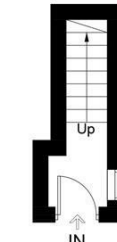
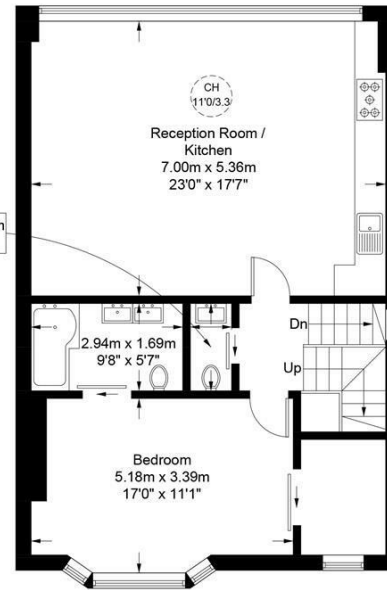
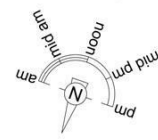




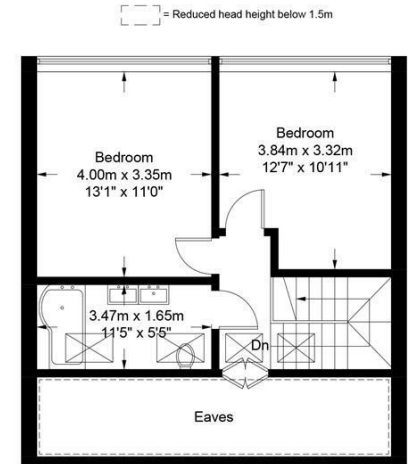
## North End Road, NW11

Approximate Gross Internal Area = 1374 sq ft / 127.7 sq m

Restricted Height = 115 sq ft / 10.7 sq m



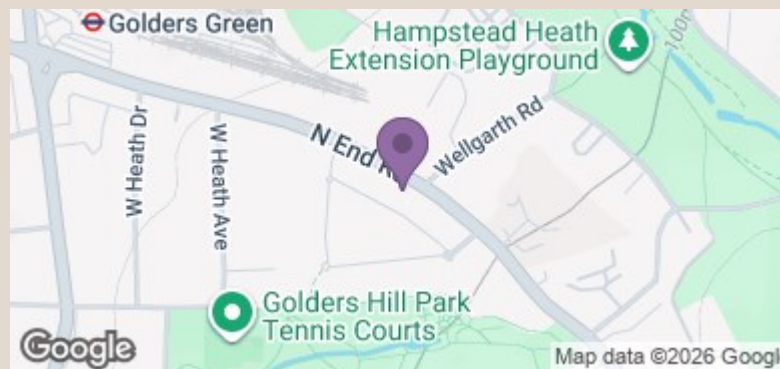
Ground Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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