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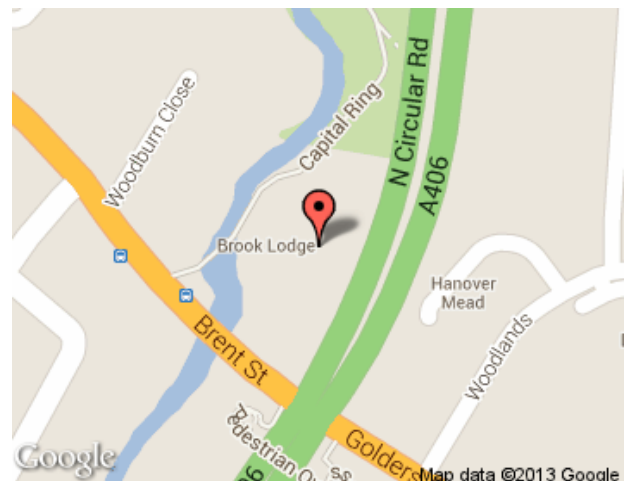
**KINGSLEYS**  
◆ ESTATES ◆

92 Golders Green Rd.  
London NW11 8HB

**North Circular Road, GOLDERS GREEN,  
Guide Price of £400,000, Leasehold**



3 bed with bathroom & WC, a good size reception room ground floor flat on the borders of Hendon & Golders Green, kitchen & bathroom, double glazing, a balcony, communal gardens, OSP near Brent x tube inclusive of heating and hot water. Leasehold

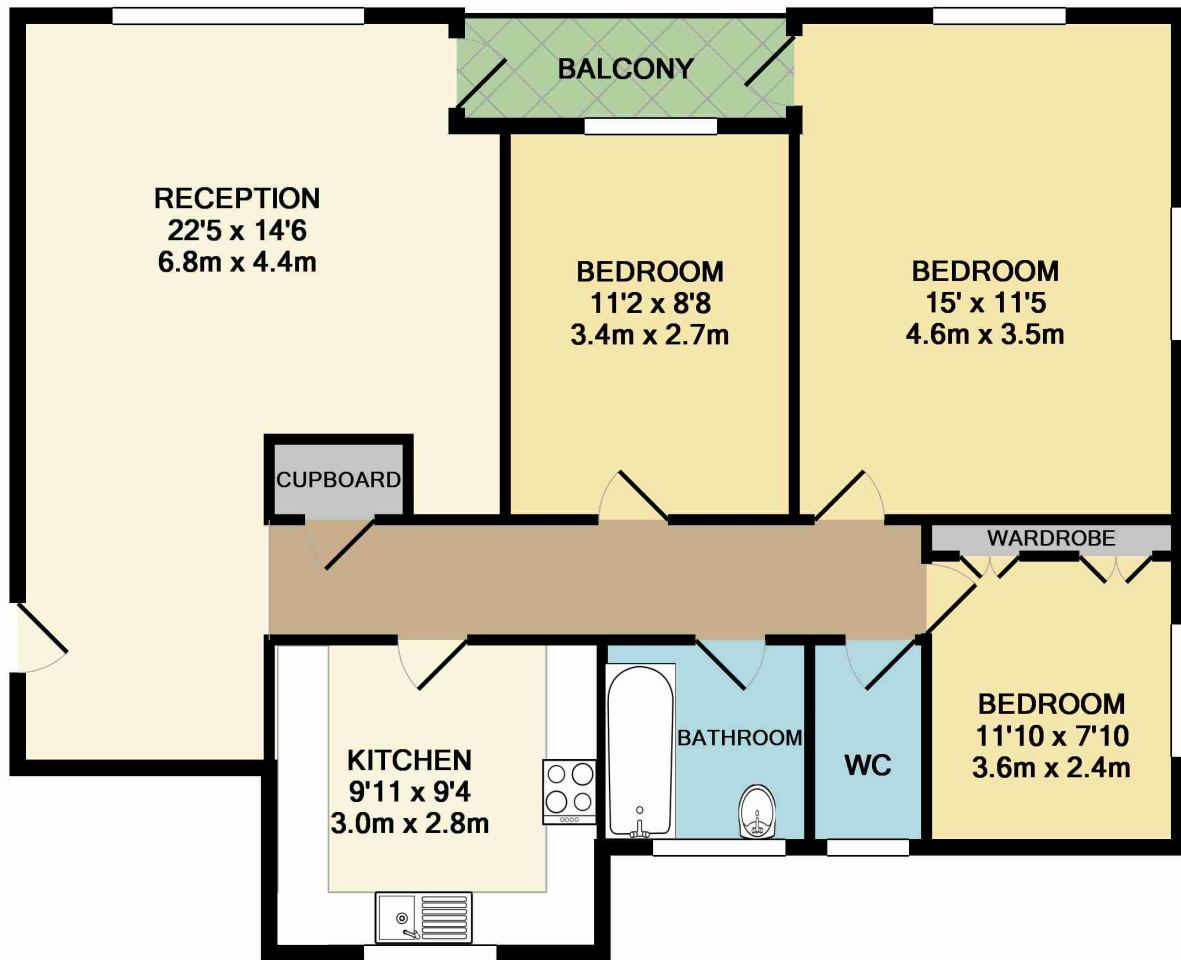






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	58
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		51	51
England, Scotland & Wales		EU Directive 2002/91/EC	



**BROOK COURT NW11**  
**TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Long Description

Attractive 3 bed with bathroom & sp WC, a good size reception room ground floor flat on the borders of Hendon & Golders Green, wood floors, fitted kitchen & tiled bathroom, double glazing, a balcony, communal gardens, Off Street Parking near Brent Cross tube. Service Charge inclusive of heating and hot water. Leasehold