

## **Golders Gardens, GOLDERS GREEN, NW11** **Offers in excess of £660,000, Leasehold**

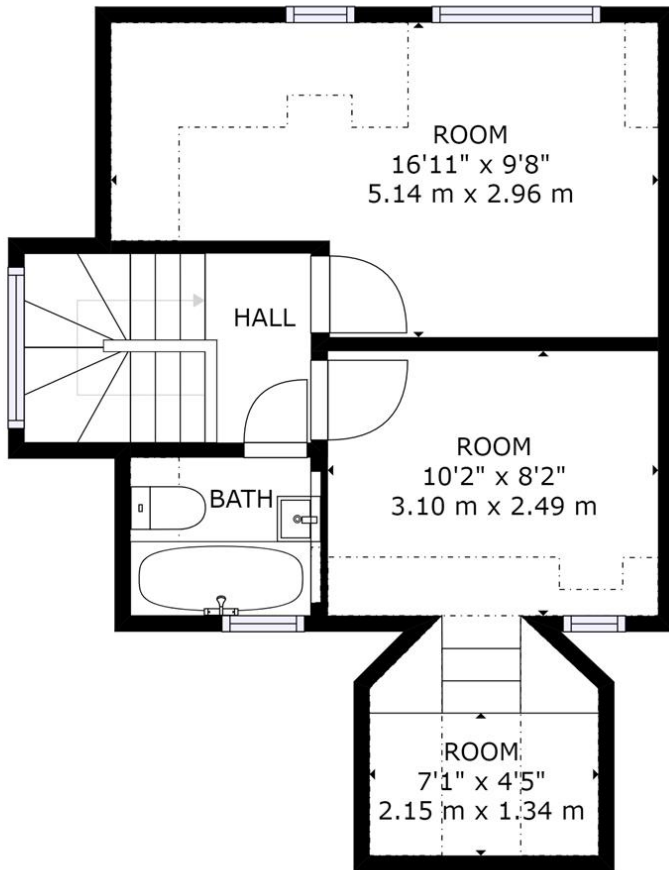


A stunning newly renovated, first and second floor three bedroom, two bathroom, duplex apartment located on this popular cul-de-sac close to the various places of worship, schools, transport links and all the amenities of Golders Green.

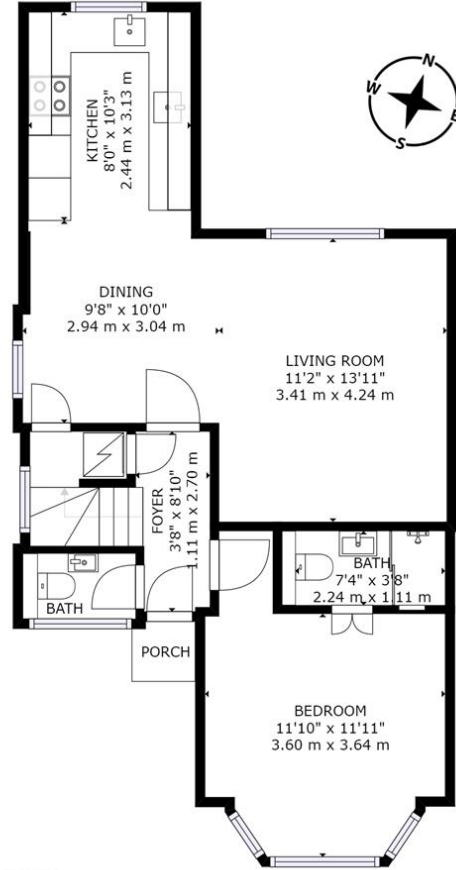




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



2nd floor



1st floor

GROSS INTERNAL AREA  
 FLOOR 1: 600 sq ft, 56 m<sup>2</sup>, FLOOR 2: 272 sq ft, 25 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 96 sq ft, 9 m<sup>2</sup>  
 TOTAL: 872 sq ft, 81 m<sup>2</sup>

Floor plans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.



Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

GOLDERS GARDENS, GOLDERS GREEN, NW11

\*A stunning newly renovated, first and second floor three bedroom, two bathroom, duplex apartment located on this popular cul-de-sac close to the various places of worship, schools, transport links and all the amenities of Golders Green.

\*The first floor of this duplex apartment comprises of the master bedroom with an en-suite shower room, a separate guest WC and a spacious living room/dining area with an open plan brand new fully fitted high specification kitchen with two sinks, double oven and ample cupboard space.

\*The second floor consists of 2 bedrooms and a newly styled bathroom.

\*A private rear garden and OSP for 1 car completes this fantastic property.

OFFERS INVITED OVER £660,000 LEASEHOLD

NEW LONG LEASE