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KINGSLEYS
◆ ESTATES ◆

92 Golders Green Rd.
London NW11 8HB

MEADWAY, HAMPSTEAD GARDEN SUBURB, NW11
£360,000, Share of Freehold



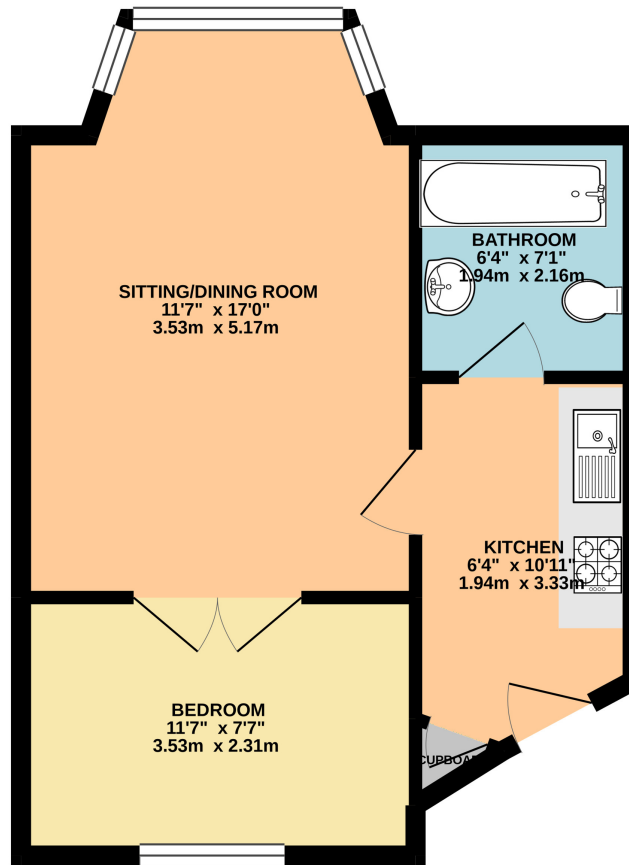
Great opportunity for first time buyers to benefit from the stamp duty exemption. 1 bedroom flat on the ground floor within a Grade 2 listed building with extensive landscaped gardens. The flat is within easy reach to shops and transport at Golders Green. The flat benefits a long lease and Share of Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	77
England, Scotland & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



MEADWAY COURT, MEADWAY NW11

TOTAL FLOOR AREA : 384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Great opportunity for first time buyers to benefit from the stamp duty exemption. A pristine double bedroom flat on the ground floor within a 1913 built Grade 2 listed building with extensive landscaped gardens. The flat has been totally renovated by an established interior designer. This included the complete replacement of existing installations and fittings, retention of original features, and use of glass fixtures throughout to convey light. There is parquet flooring in the reception room with a bay window over looking the communal gardens. The property has a long lease plus share of freehold and a reasonable annual service charge. The property has easy access to local shops and transport at Golders Green.