

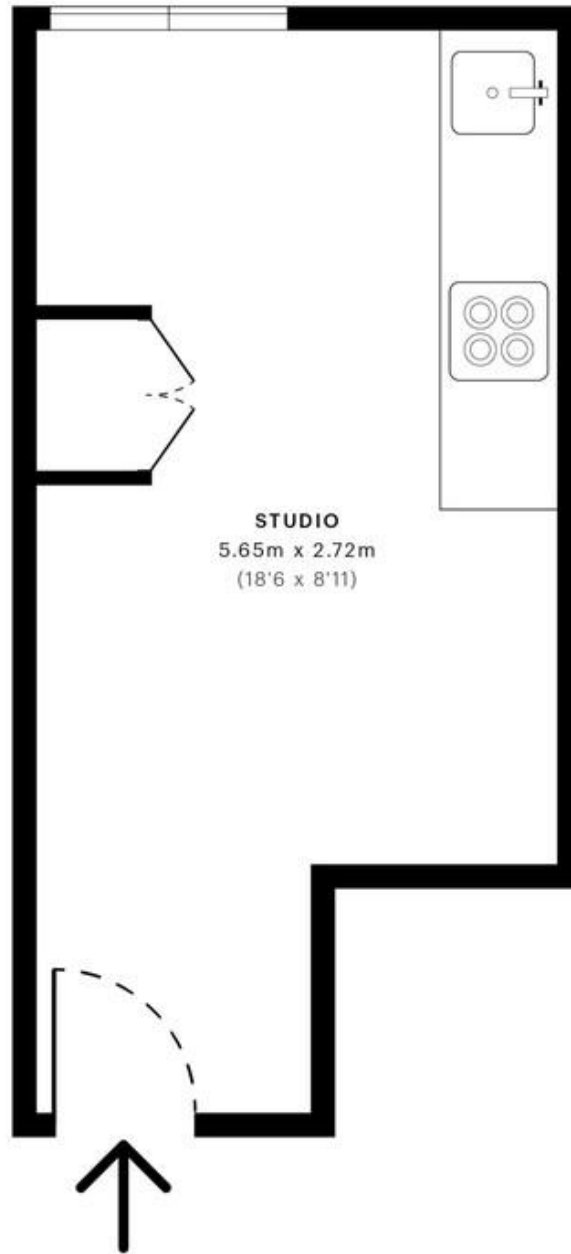


## The Drive, London

### £1,150 pcm

Mile are pleased to offer this studio to rent. The property has been BRAND NEWLY REFURBISHED, is modern and spacious and bright. Located in a highly sought after location in Golders Green, only 5 min walk to Brent Cross Station and 10 min walk to Golders Green Station. ALL BILLS INCLUDED! Available 1st October. EPC RATING D

- BRAND NEWLY REFURBISHED
- EPC RATING D
- Available 1st October
- MODERN
- Spacious
- LOCATED 5 - 8 MIN WALK TO STATION
- Close to Brent Cross Station
- Close to shops
- Close to Golders Green Station



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
13.67 sqm / 147.14 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
13.67 sqm / 147.14 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 13.92 sqm / 149.83 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.