



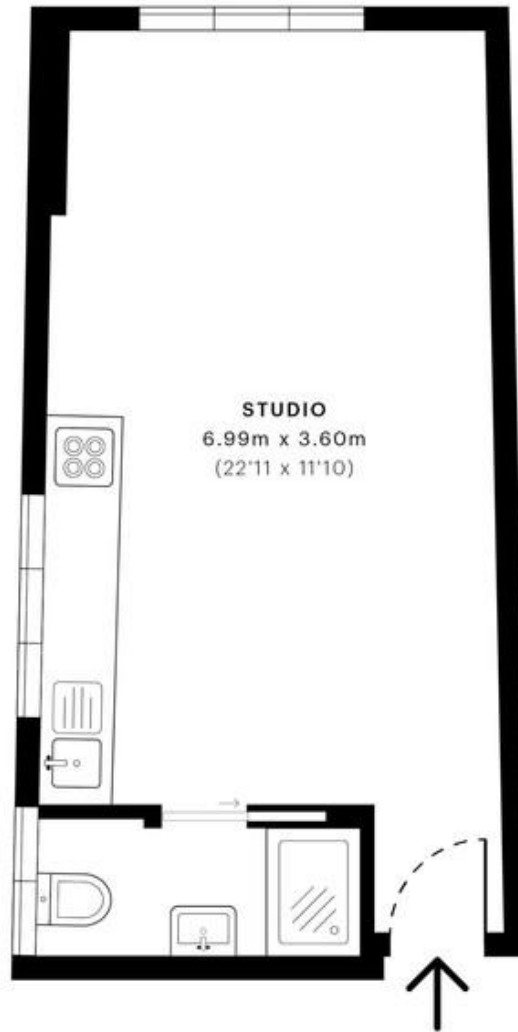
## Golders Way NW11

£1,150pcm

Mile is delighted to bring to the market this newly refurbished Studio apartment set on the second floor above shops. The property has a modern open plan kitchen, modern tiled shower room, wood flooring and INCLUDES ALL BILLS. The property is located on Golders Green Road with ample shops, restaurants, coffee bars and Golders Green (northern Line) station on the doorstep.

Available 17<sup>th</sup> January! EPC Rating - D

- Newly refurbished Studio
- Includes all bills
- Modern kitchen
- Modern shower room
- Wood flooring
- Heart of Golders Green
- Walking distance to station
- Second floor
- Excellent location
- Available NOW!



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
24.88 sqm / 267.81 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
24.26 sqm / 261.13 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 25.54 sqm / 274.91 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.