









## Golders Green Road, London NW11 £1,050pcm

Mile are pleased to offer to the market this brand new, high specification super bedsit. The property benefits from a high quality, fully fitted private kitchen, a private large roof terrace and has brand new communal bathrooms. The property is located in the heart of Golders Green with easy access to local transport and amenities as well as an array of local Synagogues. All bills and Wi-Fi Included. Available 21<sup>st</sup> March! EPC rating D.

- BRAND NEWLY REFURBISHED
- STUDIO
- HEART OF GOLDERS GREEN
- ALL BILLS INCLUDED
- INTERNET PROVIDED

- HIGH SPECIFICATION
- FULLY FITTED KITCHEN
- CLOSE TO STATION AND SHOPS
- PRIVATE ROOF TERRACE
- AVAILABLE 21st MARCH!

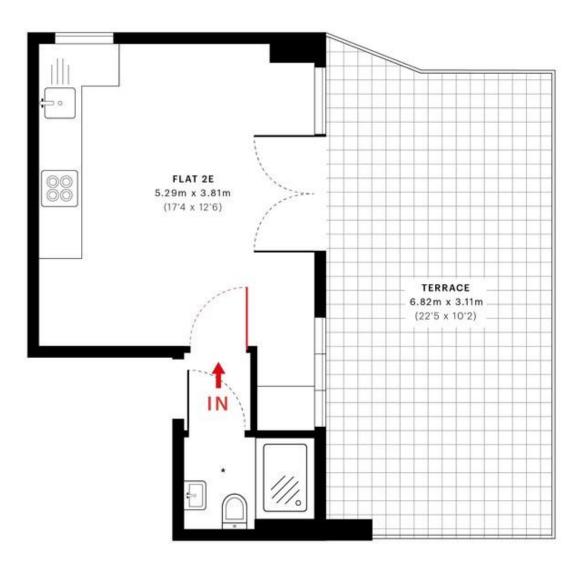


## Golders Green Road, NW11

13/11/2019

LASER SCAN POINTS 8,212,605 GROSS INTERNAL AREA 16.6 Sqm / 178.5 Sqft





\* COMMUNAL BATHROOM

- Second Floor



GROSS INTERNAL AREA (GIA) The footprint of the property.

16.6 Sqm / 178.5 Sqft



NET INTERNAL AREA (NIA) Excludes wells and external features. Includes washrooms, restricted head

16.6 Sqm / 178.6 Sqft



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RESTRICTED HEAD HEIGHT Limited use area under 1.5m

0.0 Sqm / 0.0 Sqft

m spec

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement

IPMS 38 RESIDENTIAL 37.0 Sqm / 398.0 Sqft

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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.