



Beechcroft Avenue | London | NW11

£2,350 Per month |

2 1 1 B

ADN
RESIDENTIAL

A beautifully presented, bright and spacious second-floor apartment situated within a modern purpose-built development in the heart of Golders Green.

The property offers well-proportioned accommodation comprising a generous reception room, a stylish fully fitted kitchen, two double bedrooms and a contemporary family bathroom. Further benefits include wood flooring throughout, excellent storage space, double glazing, lift access and off-street parking.

Ideally located just 0.3 miles from Golders Green High Street, the apartment is within easy reach of a wide range of shops, restaurants and local amenities, as well as Golders Green Northern Line Underground Station, providing convenient transport links to central London.

Council Tax: Barnet – Band E

Security Deposit: £2,711.53

Holding Deposit: £542.30

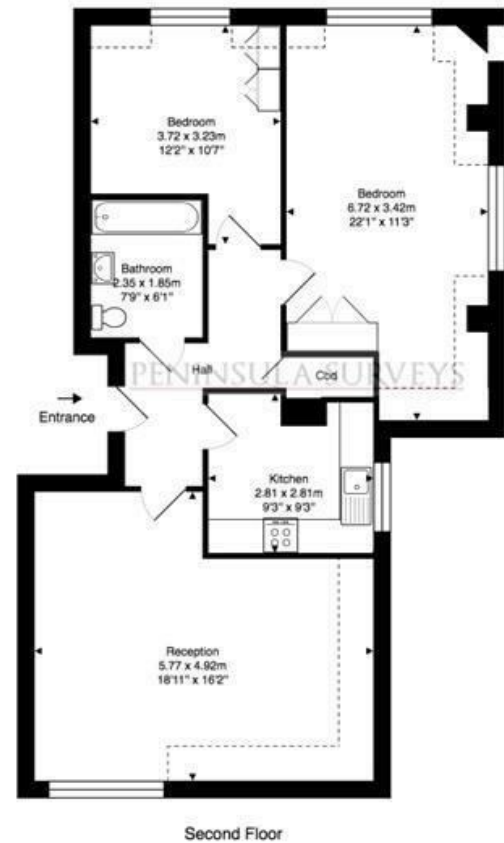
Deposits shown are based on an Assured Periodic Tenancy Agreement.

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- | | |
|-----------------------------|----------------------------|
| • Second Floor Apartment | • Bright and Spacious |
| • Luxury Fitted Kitchen | • Wood Flooring Throughout |
| • Lift Access | • Off Street Parking |
| • Excellent Transport Links | |
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Council Tax Band: E
EPC: B



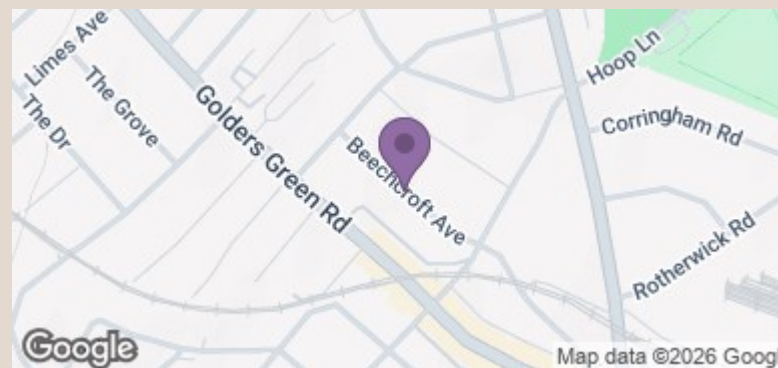




Second Floor

Approx. Gross Internal Area: 78.2 m² ... 841 ft² (Inc Restricted Ht Areas)
 Approx. Gross Internal Area: 64.1 Sq m ... 690 Sq Ft (Exc Restricted Height Areas)

All measurements and areas are approximate only.
 Dimensions are not to scale. This plan is for guidance
 only and must not be relied upon as a statement of fact.
 (c) Peninsula Surveys Ltd



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

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