



Beechcroft Avenue | London | NW11

£773 Per Week |

2 2 1 B

**ADN**  
RESIDENTIAL

A modern two double bedroom apartment arranged on the first floor of a well presented property located in the centre of Golders Green. This lovely apartment benefits from having off street parking for one car and comprises, spacious reception room with fully fitted open plan kitchen, principal bedroom with en-suite shower room and built in storage, second double bedroom a family bathroom. Additional benefits include double glazed windows, wooden flooring and access to communal gardens. Beechcroft Avenue is ideally located 0.3m from Golders Green underground station.

- 2 Bedrooms
- 2 Bathrooms
- Communal Gardens
- Open Plan Kitchen/Reception Room
- Off Street Parking
- Wooden Flooring

Council Tax Band: F  
EPC: C







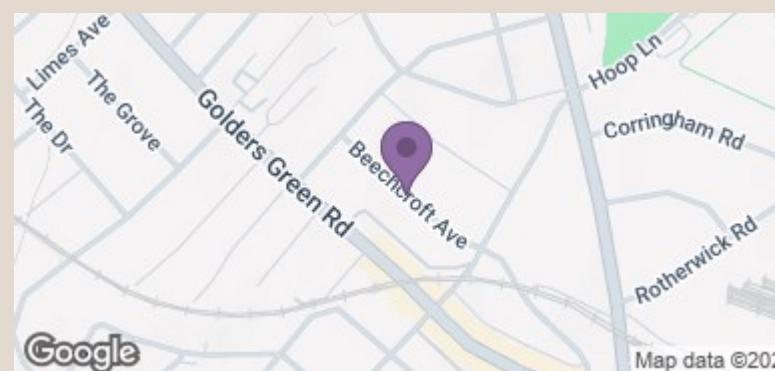
### Flat 6 Beechcroft Avenue



Gross Internal Area: 90.1 m<sup>2</sup> ... 970 ft<sup>2</sup>

Dimensions are approximate for display purposes only.  
Created in accordance with the RICS Code of Measuring Practice.  
(c) Peninsula Surveys Ltd.

**PENINSULA SURVEYS**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(81-91)	B		
(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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