



## Beechcroft Avenue | London | NW11

£842 Per Week |

 2  2  1  B

**ADN**  
RESIDENTIAL

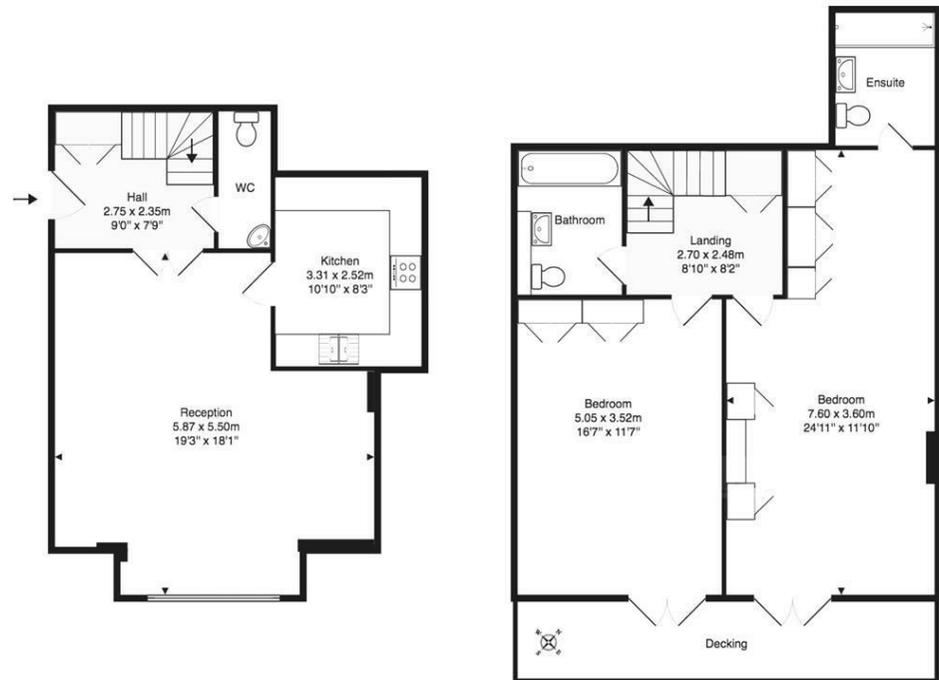
A modern and spacious (1108 sq ft) two double bedroom duplex apartment situated in a well presented property located in the centre of Golders Green. This lovely apartment benefits from having off street parking for one car and comprises, spacious reception room with fully fitted open plan kitchen, principal bedroom with en-suite shower room and built in storage, second double bedroom a family bathroom. Additional benefits include private patio, double glazed windows, wooden flooring and access to communal gardens. Beechcroft Avenue is ideally located 0.3m from Golders Green underground station.

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- 2 Double bedrooms
  - Modern Kitchen
  - Guest W/C
  - Private Patio
  - Spacious Reception Room
  - 2 Bathrooms
  - Underground Parking
  - Communal Gardens
- 

Council Tax Band: F  
EPC: C





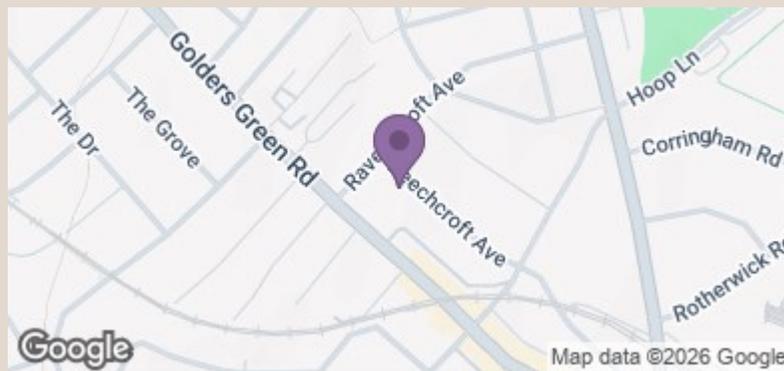


Ground Floor  
Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

Lower Ground Floor  
Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

Gross Internal Area: 102.9 m<sup>2</sup> ... 1108 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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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