



# North End Road, Golders Green, NW11

Guide Price: £395,000

Benham  
& Reeves

# North End Road, Golders Green, NW11

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A spacious apartment occupying the entire second (top) floor of a period building, moments from Golders Hill Park. The flat requires modernisation but once refurbished, would provide a bright, spacious property with generous room sizes, in a popular location.

North End Road is a popular road between Hampstead and Golders Green. The subject property is a short stroll to Golders Hill Park and the multiple shopping and restaurant facilities available in Golders Green Road, including the Northern line (Zone 3) underground station.

The flat currently has a 69 year lease, which may not be suitable for some mortgage lenders.





## Property Features:

- 2 Double Bedrooms
- Bathroom
- Reception Room
- Separate Kitchen
- Chain Free
- Unmodernised



## North End Road, London, NW11

Approximate Area = 721 sq ft / 67 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Total = 743 sq ft / 69 sq m  
 For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 28/09/2094  
Approximately 69 Years Remaining

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240033

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