



**GOLDERS GREEN CRESCENT, GOLDERS GREEN, NW11**  
**£445,000 LEASEHOLD**

**A WELL PRESENTED AND BRIGHT TWO BEDROOM  
GARDEN APARTMENT LOCATED ON THE GROUND  
FLOOR OF A CONVERSION**

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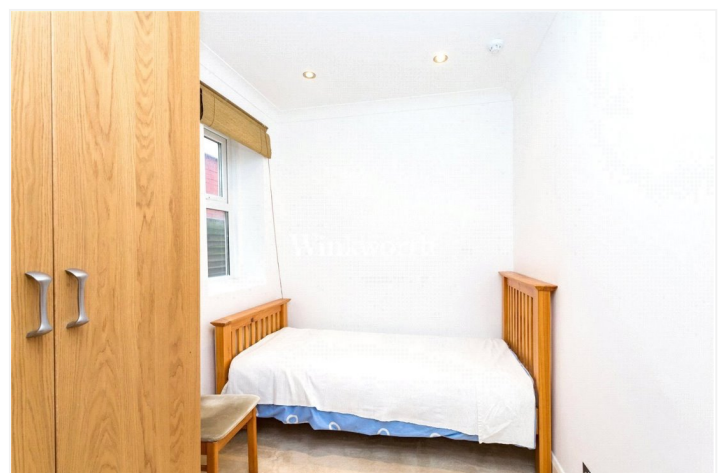
## DESCRIPTION:

A well-presented and bright two-bedroom garden apartment located on the ground floor of a converted house. The apartment comprises a large master bedroom with lovely bay window, family bathroom and an open plan kitchen and living room with access out to a private garden. SHARE OF FREEHOLD. Chain free.

EPC - E

## AT A GLANCE

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- GREAT RENTAL INVESTMENT AND/OR FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- CHAIN FREE

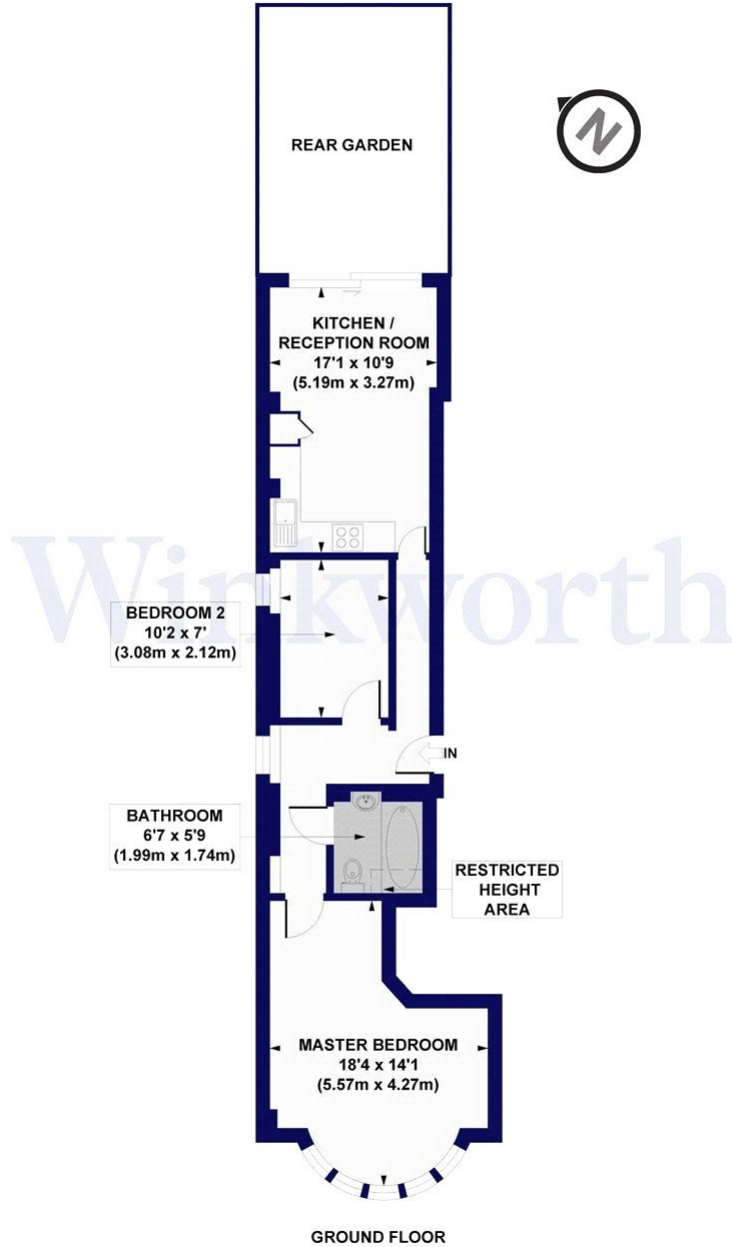




# Golders Green Crescent, NW11

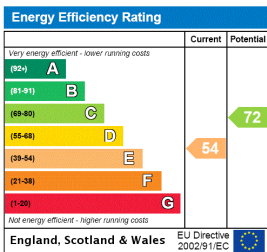
Approx. Gross Internal Floor Area 588 sq. ft / 54.61 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 583 sq. ft / 54.15 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of freehold

**Underlying Lease:** 106 year and 0 months

**Service Charge:** Approx £1500-£2000 per annum

**Ground Rent:** £0

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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