



**GOLDERSLEA, GOLDERS GREEN, LONDON, NW11**  
**£495,000 LEASEHOLD**

**GENEROUSLY SIZED TWO-BEDROOM APARTMENT,  
LOCATED ON THE SECOND FLOOR OF A SOUGHT-  
AFTER PURPOSE-BUILT BLOCK...**

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

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## DESCRIPTION:

We are pleased to present this generously sized two-bedroom apartment, located on the second floor of a sought-after purpose-built block, just a short walk from Golders Green Station (Northern Line). Spanning 824 square feet, this well-appointed apartment features a spacious living room with direct access to a private balcony, two comfortable double bedrooms, a modern family bathroom, and a well-equipped separate kitchen. Additional benefits include a private garage. Golderslea is ideally situated on Finchley Road, offering convenient access to the wide array of local amenities in Golders Green and its surrounding areas. The property benefits from a share in the freehold and is offered chain-free.

## AT A GLANCE

- TWO BEDROOM APARTMENT
- POPULAR BLOCK
- SECOND FLOOR
- GARAGE
- 824 SQ FT
- SHARE OF FREEHOLD & CHAIN FREE

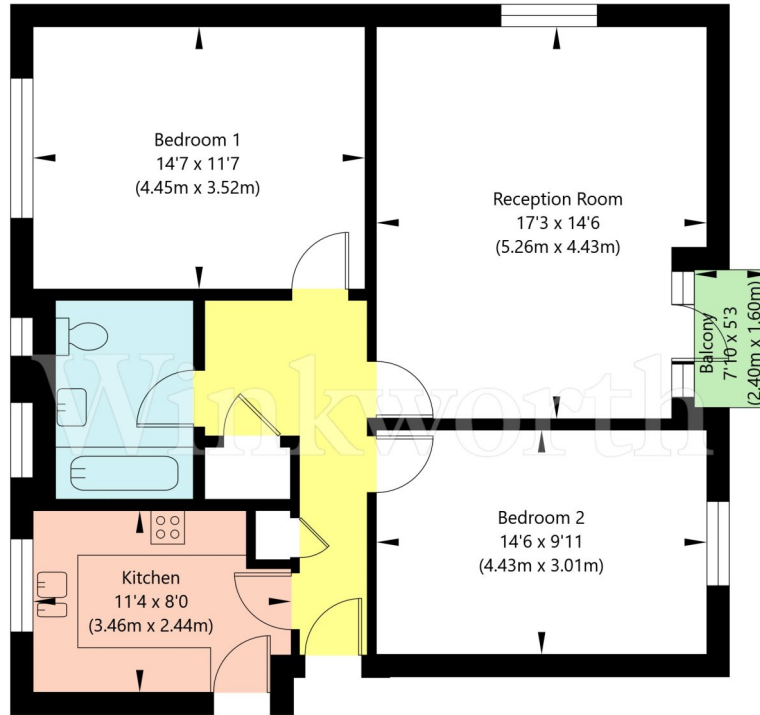






Finchley Road, London NW11

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 76.52 SQ M / 824 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 76.52 SQ M / 824 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
70	80
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Share of freehold

**Underlying Lease Term:** 933 years approx

**Service Charge:** £ 2464 approx annually (subject to increase)  
(includes £1000 towards sinking fund)

**Ground Rent:** N/A

**Council Tax Band:** Band E

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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