

## Finchley Road, Childs Hill London, NW11

Brand NEWLY refurbished, two bedroom, garden apartment in this gated purpose built apartment block. Offered in excellent condition throughout, the property features an approx. 19' bright, reception with dark wood flooring and French doors leading to a large private patio garden. Two bedrooms- master bedroom with en suite, plus family bathroom. Contemporary, semi open plan kitchen with all integrated appliances. Double glazing throughout, private entrance and TWO ALLOCATED OFF STREET PARKING SPACES. The building further benefits from access to well maintained communal gardens and communal gym and sauna. Immediate viewing recommended.



**£1,650.00 Per Week**  
**£7,150.00 Per Calendar Month**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE OPENING HOURS:

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.