



STUNNING BRAND NEW 2 BEDROOM FINISHED TO AN EXCEPTIONAL STANDARD

TEMPLE FORTUNE LANE, LONDON, NW11

Furnished, Part Furnished, Unfurnished, £450 pw (£1950 pcm)

Available from 01/06/2019



• 2 Bedrooms • 2 Bathrooms • 1 Reception room

- Two double bedrooms with custom fitted wardrobes
 - Great location right next to the high-street
 - Brand new build
 - Parking permit available
 - Fully fitted bespoke German kitchen
 - Modern styling and well thought design

• **EPC Rating = B • Council Tax = TBC**

Situation

Set in the heart of Temple Fortune, the property benefits from the large high street moments away from the properties doorstep. Amenities include restaurants, cafes, supermarkets including Waitrose and Marks and Spencer's and boutique shopping. You are also a short walk away from Golders Green Underground Station (Northern Line) and multiple bus routes leading to Finchley and the West end. The Heath extension is also very close by as is Brent Cross.

Description

A stunning newly built bright 2 bedroom apartment with high ceilings.

The property comprises of 2 double bedrooms (1 ensuite) with fully fitted bespoke bedroom storage, underfloor heating, double glazing throughout, separate utility room, intercom entry system, a fully fitted kitchen, beautiful bathroom and a circular reception room with a Juliet balcony.

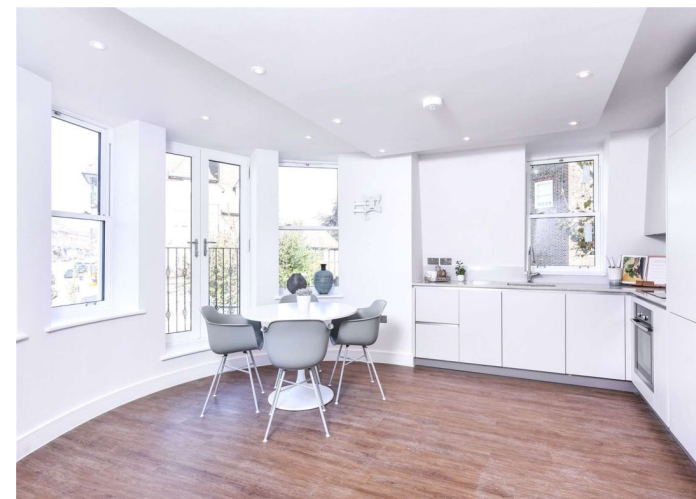
The property has Neff appliances throughout, fitted with a Bespoke German made kitchen. Permission for residential permit parking.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



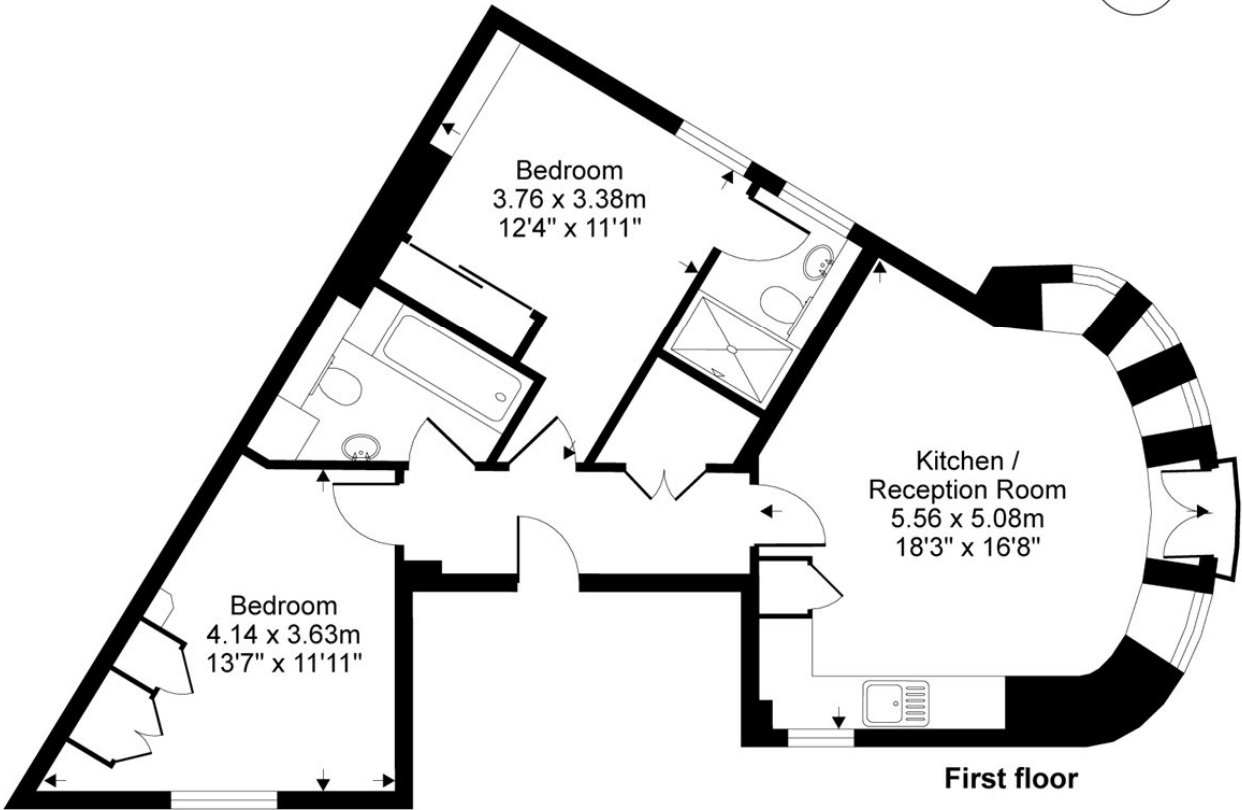
Temple Fortune Lane, London, NW11

Gross internal floor area (approx):

57.1 sq m / 615 sq ft

For Identification only - Not to scale

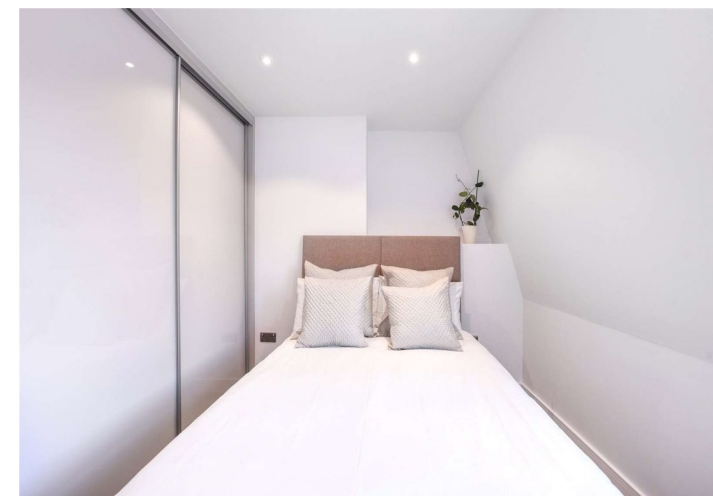
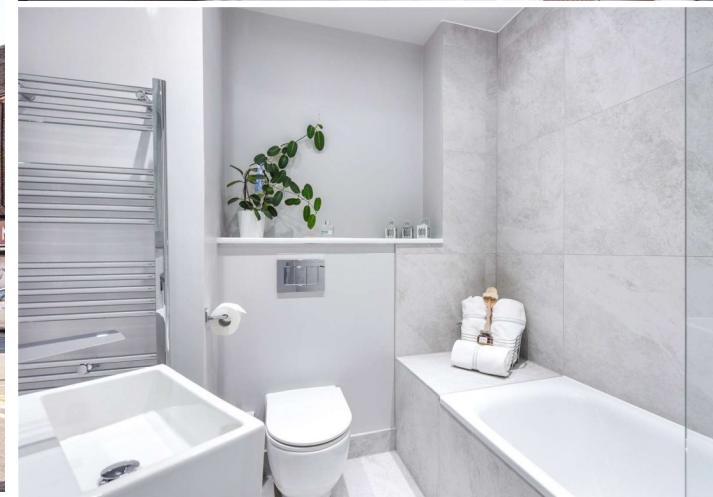
Niche Communications



FLOORPLANS

Gross internal area: 615 sq ft, 57.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190416LCCY

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Hampstead Lettings

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