

BEEHCROFT AVENUE, NW11
£525,000 LEASEHOLD

A beautifully presented two-bedroom, two-bathroom (one en-suite) apartment

2 Bedrooms/ 1 Reception Room/ 2 Bathrooms/ Upper Floor with Lift, Garden/ Off Street Parking/ EPC Rating: D/ Council Tax Band: Barnet G



DESCRIPTION:

A beautifully presented two-bedroom, two-bathroom (one en-suite) apartment situated on the second floor of Oakview Lodge, a highly sought-after residential block in the heart of Golders Green.

Perfectly positioned on Beechcroft Avenue, this property is just 200 yards from Golders Green Tube Station, offering excellent transport links. It is also within close proximity to a variety of local shops, restaurants, and green spaces, including Golders Hill Park and the Hampstead Heath Extension.

The apartment benefits from a secure entry system, private restricted parking at the rear, and a lift for added convenience. There is also a small communal garden at the rear of the block. Internally, the property is in good condition, featuring a modern kitchen and contemporary bathrooms. Offered chain-free, this is an ideal home or investment opportunity in a prime London location.

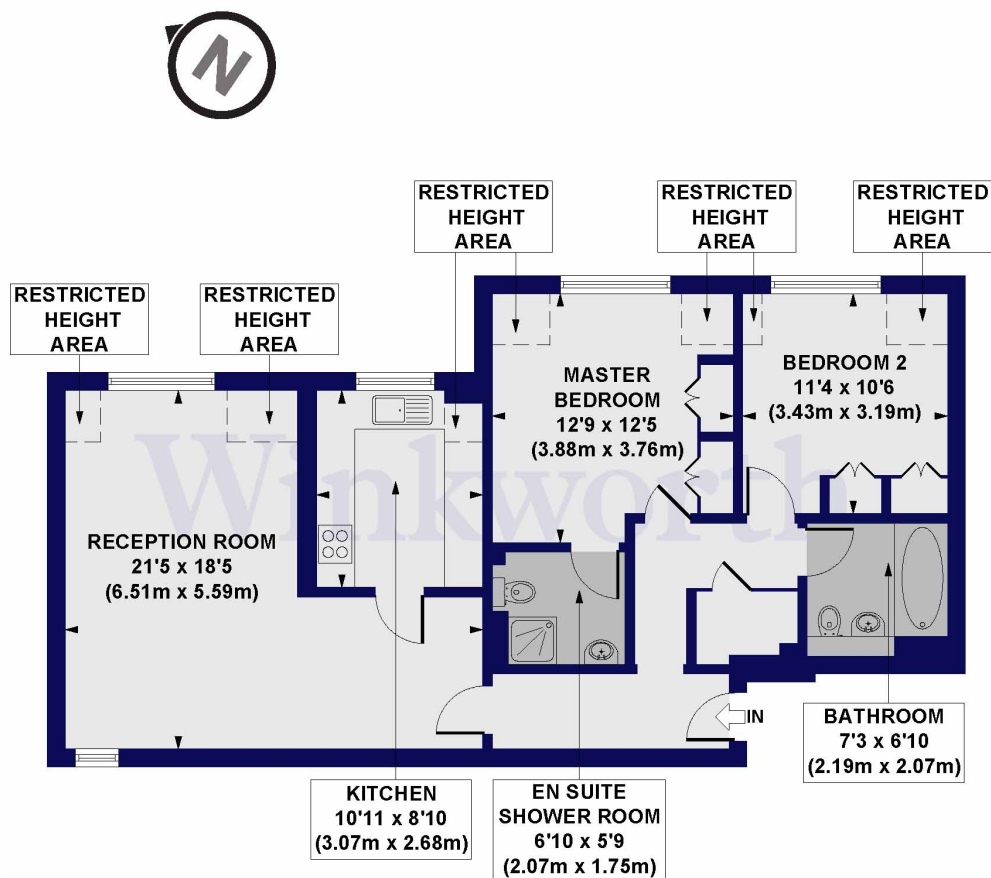
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Beechcroft Avenue, NW11

Approx. Gross Internal Floor Area 891 sq. ft / 82.82 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 844 sq. ft / 78.42 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: LEASEHOLD

Term: 125 years from 25 March 1988

Service Charge: £1066 6 monthly

Council Tax Band: BARNET (G)

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.