



Pearl & Chance

Hamilton Road, London, NW11  
£2,150 pcm



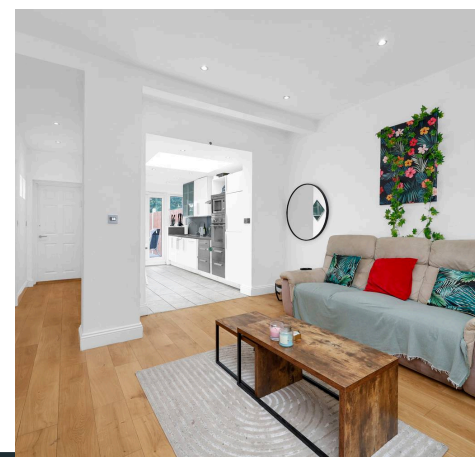
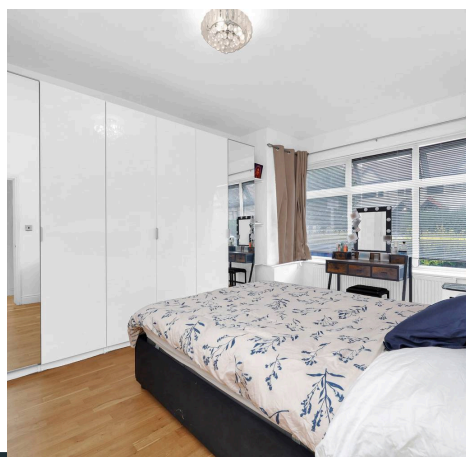
## Hamilton Road, London, NW11

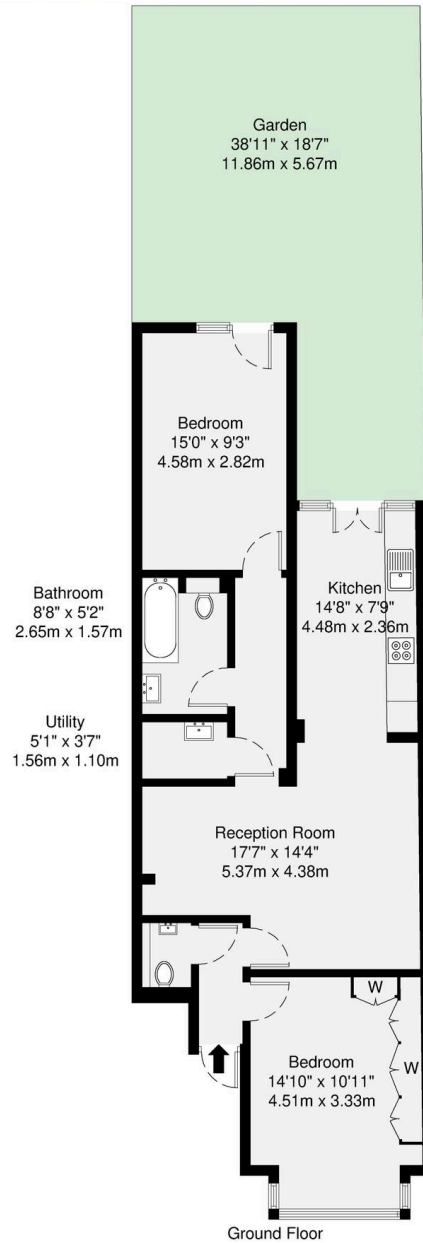
A well-presented two bedroom ground floor flat with a private south-facing garden and a thoughtfully laid out interior. The flat includes a bay-fronted main bedroom with fitted wardrobes, a second double bedroom with free-standing storage, a modern eat-in kitchen with integrated appliances and skylight, and a separate utility room.

There's a contemporary bathroom with overhead shower, a guest WC, and newly laid composite decking leading to the garden. High ceilings and wooden flooring feature throughout.

Ideally located for Brent Cross tube, local shops and cafés, Golders Green Road, Brent Cross Shopping Centre and the A406, A41 and M1. **Viewings highly advised.**

- Deposit £2,480
- Council Tax Band: C
- Two Double Bedrooms
- Available from Mid August
- Fully Furnished
- Separate Guest WC
- Private South Facing Garden
- Utility Room
- Kitchen Diner
- Close to Brent Cross Tube
- Close to Major Road Links





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
73.7 sq m / 793 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.6 sq m / 17 sq ft


EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
67.2 sq m / 723 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

## 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>	72	77
(55-68) <b>D</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 	





## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.