



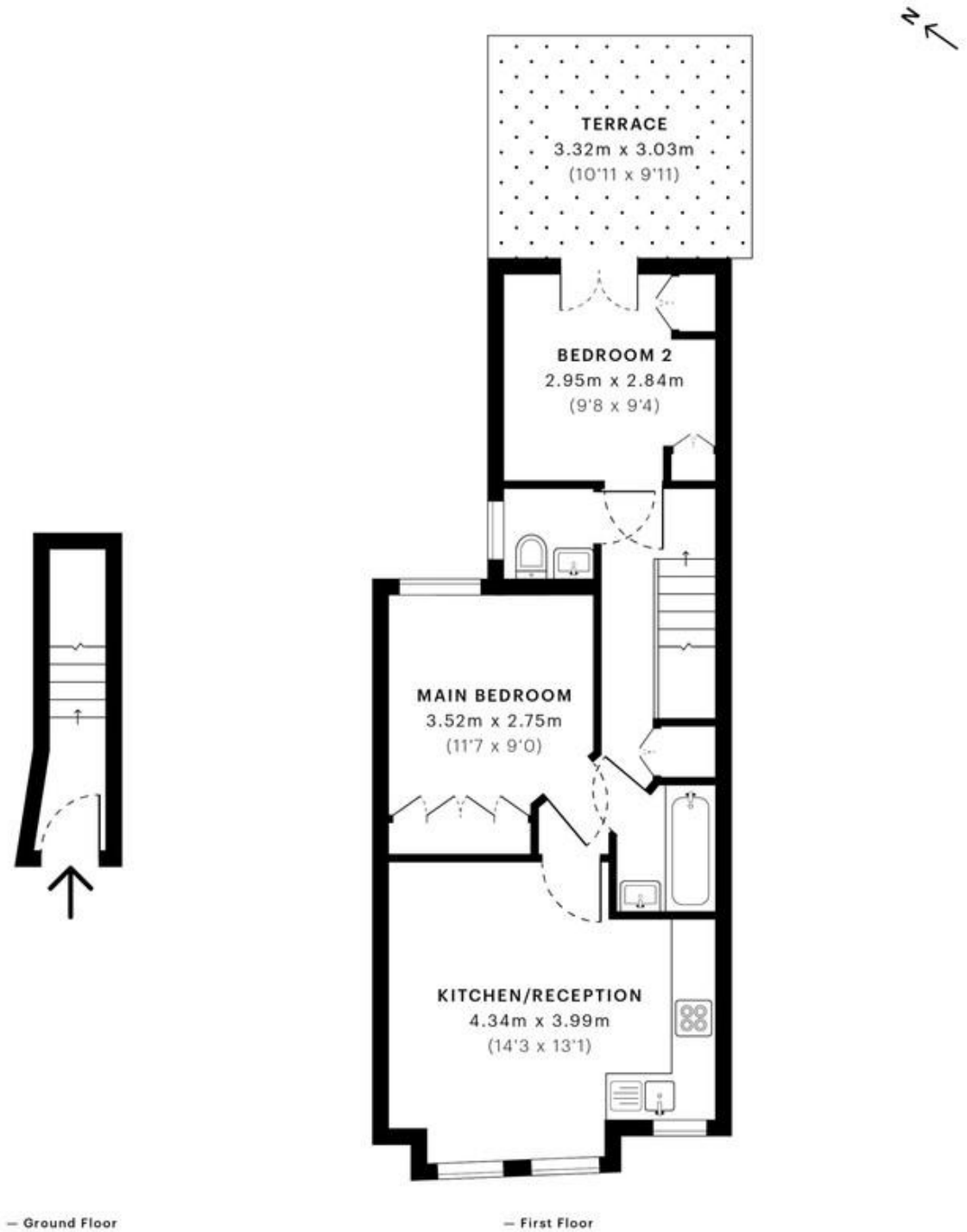
MILE



## Russell Road, London £1,850 pcm %tenure%

End of terrace house arranged over two floors conveniently situated close to Hendon Thameslink Station (zone 3/4) with connections into the city via Kings Cross Station. Modern first floor flat comprising 2 double bedrooms - both carpeted and have fitted wardrobes, a large open plan kitchen/lounge with wooden floors, contemporary bathroom and a separate WC, gas central heating and neutral decor throughout. The property is moments away from West Hendon Broadway and close to all amenities of Hendon and Brent Cross. There is also a large Sainsbury's which is within 5 minutes walking distance from the property for all your local shopping. On the Edgware Road you have a variety of bus services with routes to Brent Cross Shopping Centre (142) Kilburn (32) Golders Green (83) Hendon Tube Station (183) and the N16 night bus to and from Victoria. Also, for anyone travelling out of London the M1 Motorway is also accessible and the picturesque Welsh Harp Reservoir with 170 ha of water.

- MODERN
- Two bedroom Flat
- OPEN PLAN INTEGRATED KITCHEN
- Gas Central Heated
- FIRST FLOOR FLAT
- Close to local amenities
- Great Transport links
- MUST BE SEEN TO AVOID DISSAPPOINTMENT!
- Available Now
- Epc rating C



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
47.24 sqm / 508.49 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
43.94 sqm / 472.97 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
10.06 sqm / 108.28 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IFMS 38 RESIDENTIAL 55.77 sqm / 600.30 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.