



63 Hamilton Road | London | NW11

£2,300 Per month |

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ADN
RESIDENTIAL

This charming two-bedroom ground floor flat in a period conversion is superbly situated just a short walk from Brent Cross Northern line station. The property features a stylish open-plan kitchen and reception area, two generous double bedrooms with fitted storage, and a modern bathroom.

Bright and airy throughout, the apartment also benefits from wooden flooring and access to a private patio area. Offered furnished.

Council Tax: Barnet – Band C

Security Deposit: £2,650

Holding Deposit: £530.76

Deposits shown are based on an Assured Periodic Tenancy Agreement.

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- Ground floor apartment
 - Open plan kitchen/reception room
 - Private Garden
 - Wooden flooring
 - Two double bedrooms
 - One bathrooms
 - Double glazed windows
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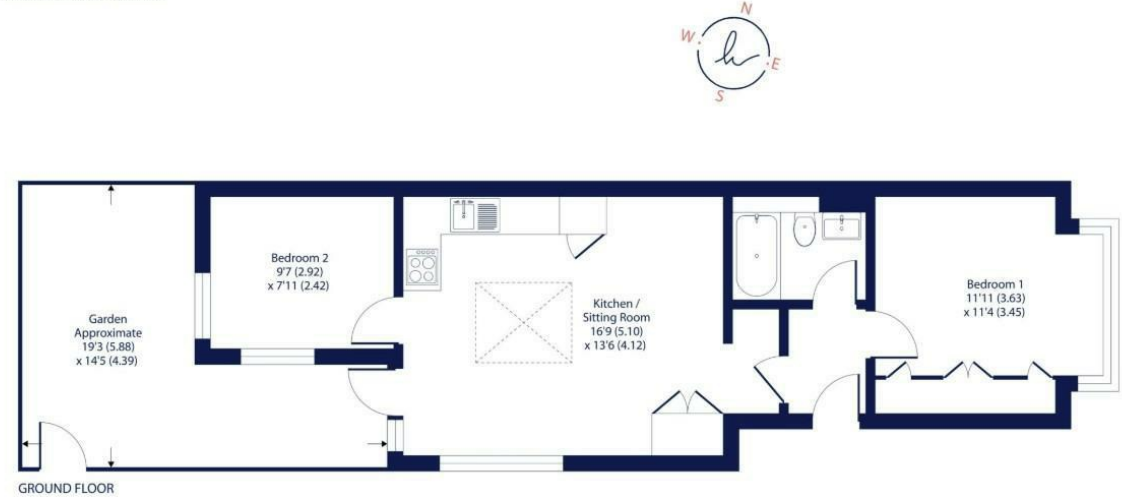
Council Tax Band: C

EPC: C

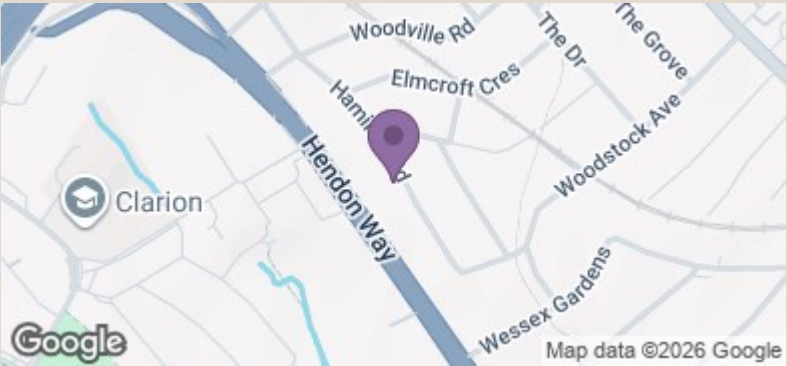




Approximate Area = 520 sq ft / 48.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hamptons. REF: 1153314



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