



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Crewys Road, Golders Green, NW2 2AU**

**£1,995 PCM**

Subject to Contract

- Two double bedroom
- Newly fitted white lacquered kitchen with integrated appliances
- En suite shower room
- Gas central heating
- Wooden floors in reception room
- Fully tiled family bathroom
- Walnut Wood flooring
- Low voltage lighting



### Crewys Road, NW2 2AU

Recently refurbished & most generously proportioned... stunning first & second floor two double bedroom apartment, set in this period style building. Offering a beautiful modern high-level interior throughout, Walnut coloured wood-style flooring, low voltage lighting & double glazed windows throughout.

The property offers over 600sq ft of living space over two floors, consisting of a reception room, newly fitted kitchen with integrated appliances including dishwasher, washer dryer, and a full-size Fridge Freezer, fully tiled family bathroom, and en-suite shower room leading off the main bedroom.

The apartment is within walking distance from a selection of shopping, bars/cafes, restaurants, and numerous transport links which include less than a mile of Golders Green (Zone 2) Northern line local train station.

Available now.

#### Tenure

**Price** £1,995 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: [mail@warwickestateagency.co.uk](mailto:mail@warwickestateagency.co.uk)  
[warwickestateagents.tv](http://warwickestateagents.tv) | [warwickestateagents.co.uk](http://warwickestateagents.co.uk)

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989