



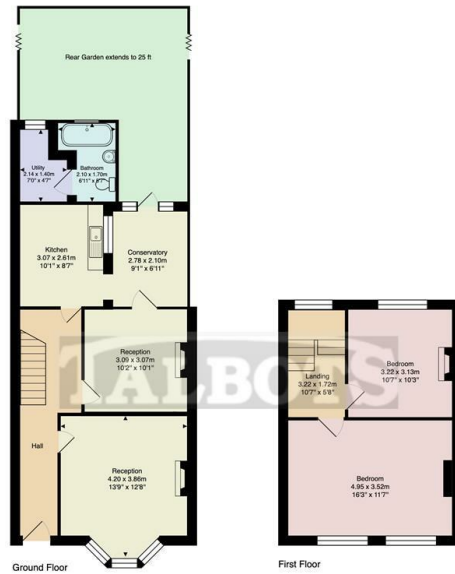
## Florence Street, Hendon, NW4 1QH

£510,000

- Two Bedroom House
- Dining Room
- Sole Agents
- Close To Brent Street
- Rear Garden
- EPC Rating C
- Lounge
- Conservatory

Florence Street, NW4

**TALBOTS**



Approx. Gross Internal Area: 89.6 m<sup>2</sup> ... 964 ft<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Pictet & Pictet Ltd

## Directions

## Viewings

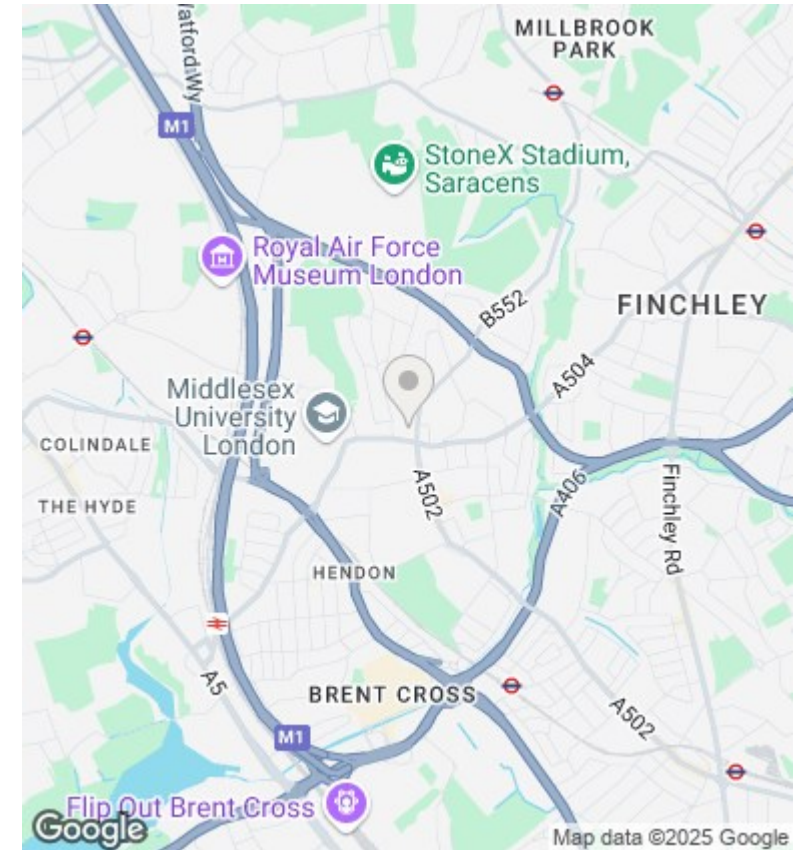
Viewings by arrangement only. Call 020 82025511 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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	

No warranty whatsoever can be given by Talbots as to the general state and condition of the property, including electrical wiring, heating systems and plumbing. All measurements are approximate and are stated for guidance purposes only and Talbots can accept no responsibility for errors in measurements. We have not had sight of the legal documents to verify the freehold or leasehold status of the property. A buyer is advised to obtain