

Viridium Apartments, 264-270 Finchley Road, London NW3 7AA

A superb 2 bedroom apartment with balcony in this brand new development with wood floors and new carpets within walking distance to Hampstead Village (Northern Line) and within close proximity to Finchley Road (Jubilee Line). Situated Within Walking Distance to Hampstead Village (Northern Line), Within Close Proximity to Finchley Road (Jubilee Line)

2 Bedrooms : En Suite Shower Room : Bathroom : Reception Room : Kitchen : Balcony : EPC Rating B

Subject To Contract

Short Let



Fees and Charges

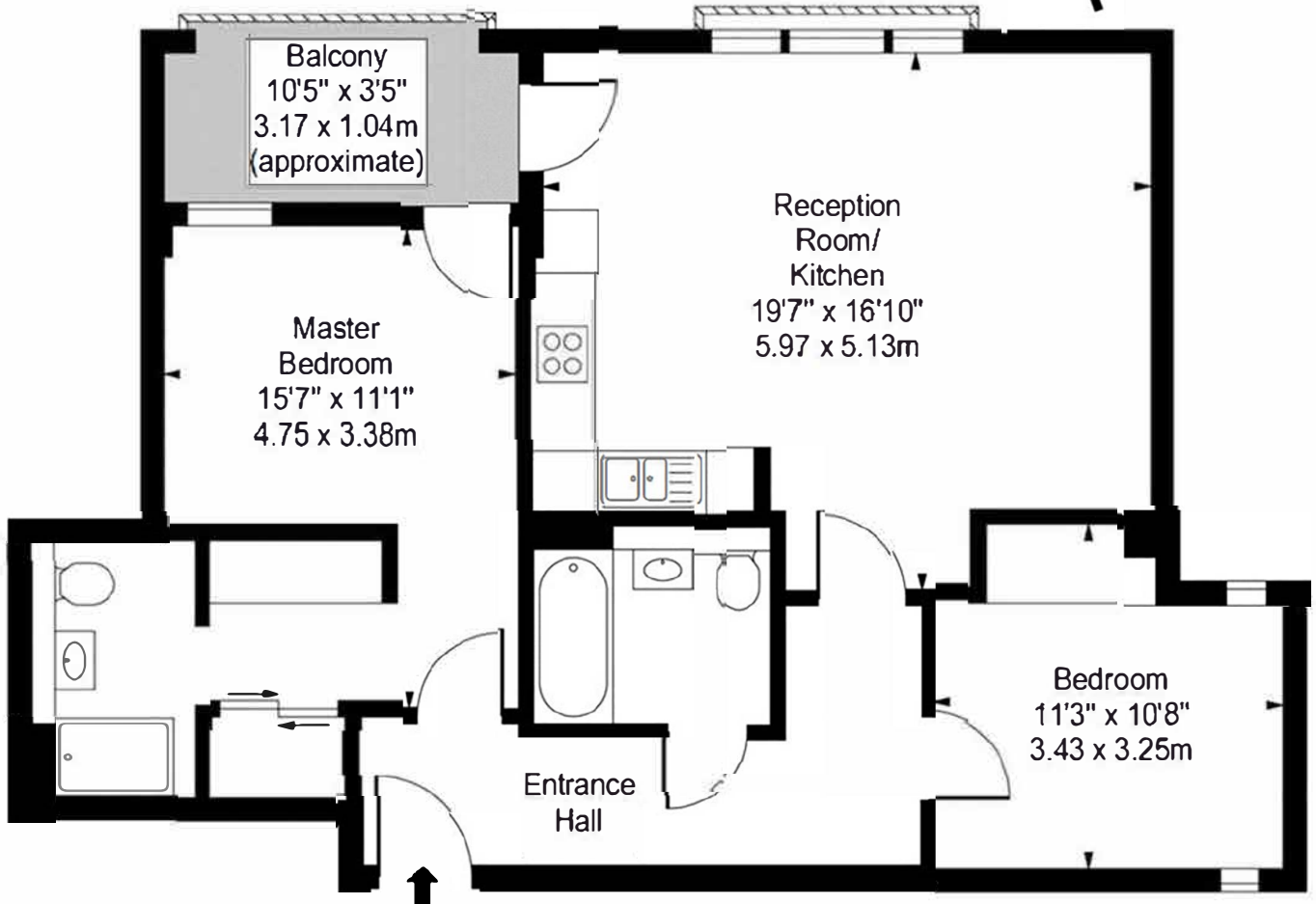
Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

Finchley Road, NW3



Approx Gross Internal Area **806 Sq Ft - 74.88 Sq M**

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		
	88	88
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	