



## 5, The Ridgeway, NW11

A stunning, brand new Penthouse apartment available to rent in this stunning new purpose built apartment block in Golders Green.

This high quality, interior designed, duplex apartment really is a one off and early viewings are highly recommended.

The main reception room has a spacious sitting and dining areas including fitted units to provide ample storage. From the Living room there is open plan kitchen including breakfast bar and wine fridge. Additionally there is an office room, ideal for those of WFH.

The principal bedroom includes a large dressing area, free standing bath and separate bathroom. The second bedroom double bedroom also offers an en-suite bathroom and fitted cupboards.

Further benefits include air conditioning throughout, lift directly into the apartment and off street parking for 1 car (with electric car charging point)

Communal garden for tenants

Available NOW

Long let

EPC Rating B

Barnet Council Band E

Deposit 5 Weeks Rent

**£1,026 Per Week**

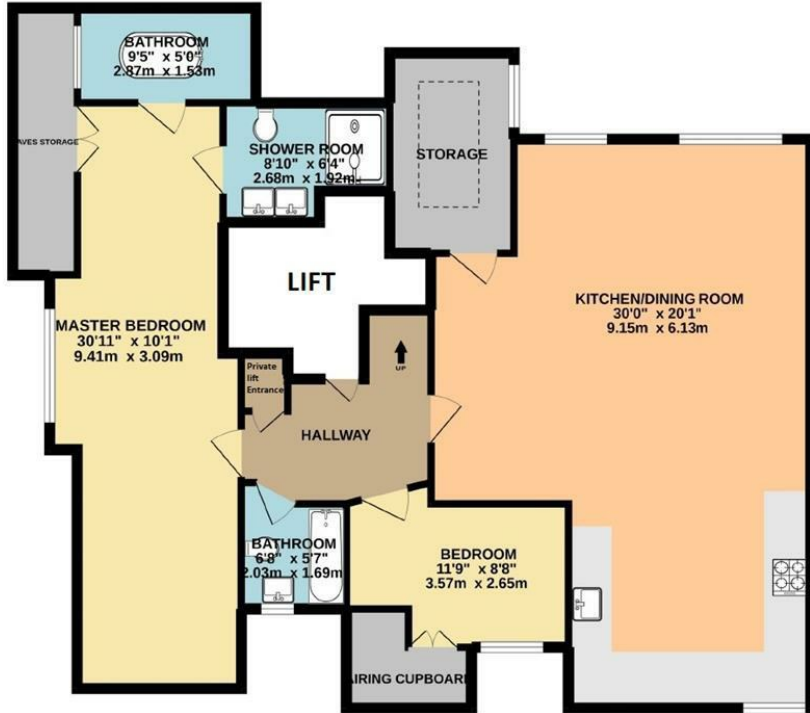


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2ND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



TOP FLOOR  
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	81
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

