


**JAMES • KEI**  
L O N D O N



Flat 3, 78 Woodlands,  
London  
£3,499 pcm

Situated in the sought-after Golders Green / Brent Cross area, this beautifully presented three-bedroom, three-bathroom apartment offers generous living space in a quiet residential area close to excellent local amenities.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b>		
<b>(81-91) B</b>	<b>84</b>	<b>84</b>
<b>(69-80) C</b>		
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with James Kei London - Head Office Telephone 02034880310
Reference	RL0478
Additional Information	Deposit: £4,615.38

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.