

**FINCHLEY RD,  
LONDON NW2**

**Live & Work**

**UNIT**



**£ 1,950 PCM**

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

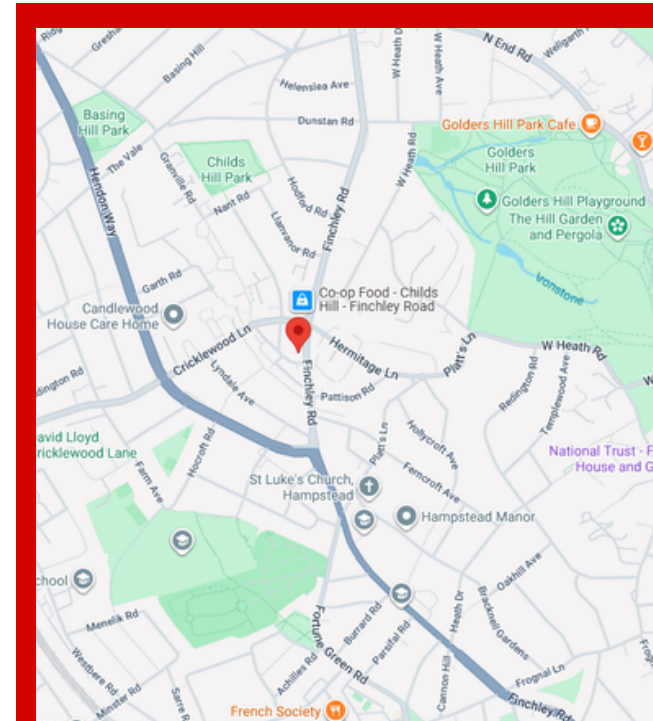
**VAT** NO

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)

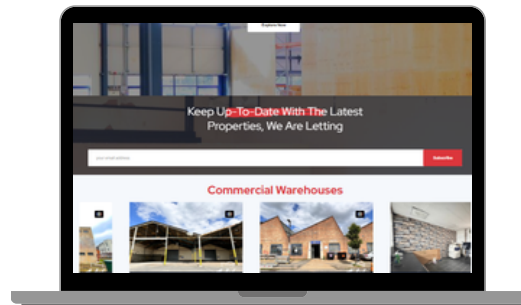


## ABOUT THE PROPERTY

- Live-Work Space with Flexible Setup available in Finchley Rd, London NW2, this unique live workspace offers 727 sqft of versatile space designed for professionals and businesses. The space comes at £1,950 pcm excluding bills, with no VAT, no guarantor required, and a deposit of just one month plus one month's rent. The lease term is flexible between 12–24 months.
- The live workspace consists of a living room, kitchen, bathroom, and bedroom, while the designated work/commercial area is strictly for professional use and cannot be used as residential space. The space creates a versatile environment perfect for both focused work and relaxation, with an adjacent spacious double bedroom offering ample storage and comfort.
- The property is highly accessible with Childs Hill/Cricklewood bus stop just 1 minute away and Golders Green station only 4 minutes by car.
- Located in a vibrant area, the property is surrounded by Indian, Italian, Middle Eastern cuisine, and casual cafes along Cricklewood Broadway. Nearby are supermarkets, shops, gyms, and fitness centers, plus Golders Hill Park for leisure.
- This remarkable live-workspace is perfect for professionals or businesses looking for a unique live-work environment in London.



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## Contact Us

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# Live & Work

## UNIT



## FEATURES



**GOLDERS GREEN**



**CHILDS HILL/CRICKLEWOOD**



Misdescriptions Act 1991

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