

**Flat 16  
Ambassador Court  
Century Close  
Hendon  
London  
NW4 2EE**

**For Sale - Great  
Apartment in Premium  
Block**

**£850,000**

Set in Century Close in a well positioned area with good access to shopping facilities, local amenities, and a few minutes walk from Hendon Park. Hendon Central, Brent Cross Underground and Hendon Station are a short distance away.



**Hendon**



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Well presented 3 bedroom, 2nd floor apartment in excellent decorative order.

Large entrance hall.

Bright spacious reception 16'4 x 12'7 approx.

Second reception 12'7 x 8'9 approx. leading onto 3rd bedroom/study 12'7 x 7'8 approx.

Spacious master bedroom with fitted wardrobes 26'0 x 17'0 approx. and en suite bathroom.

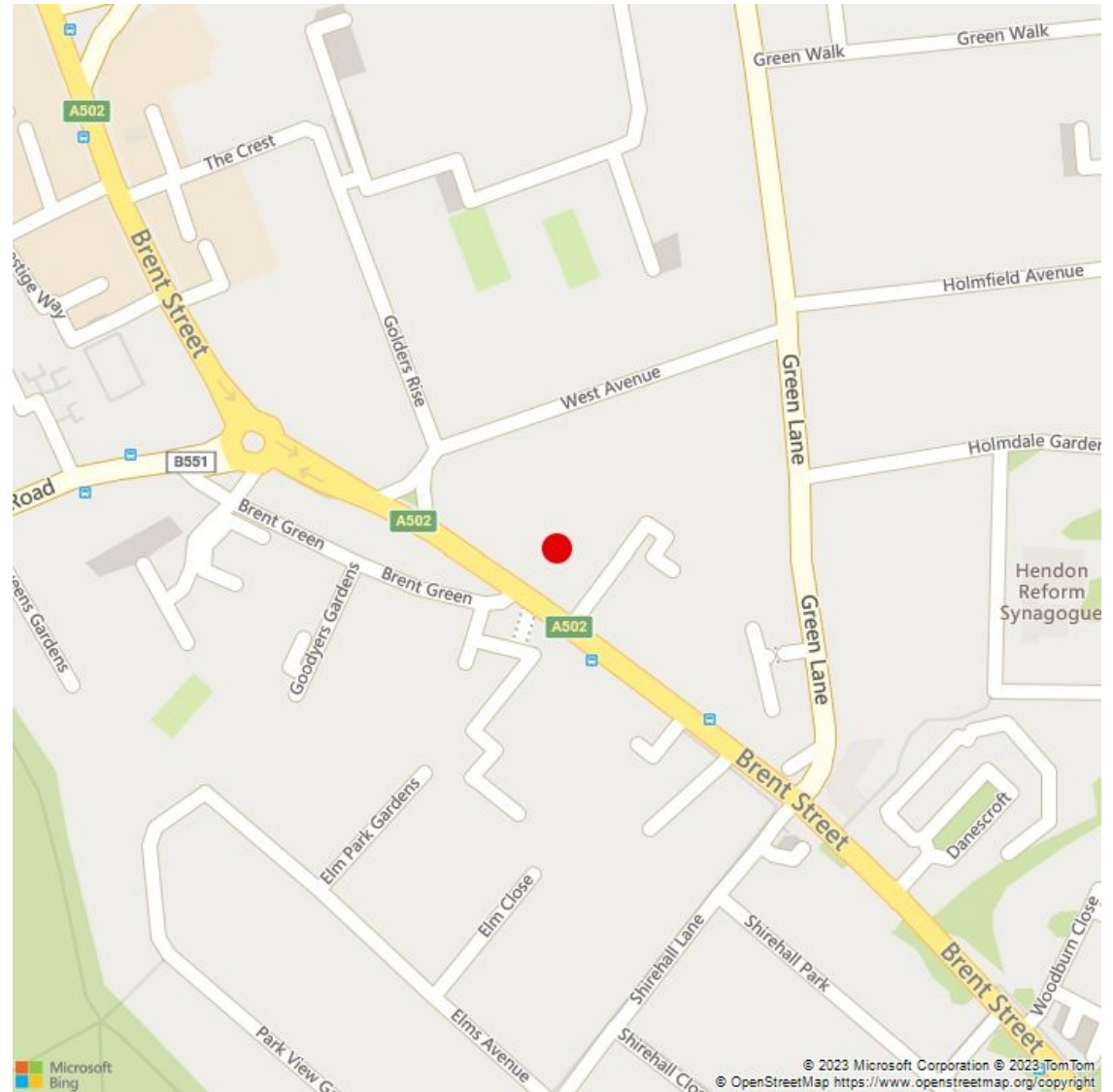
2nd double bedroom 14' x 11'9 approx.

Fully fitted kitchen and family bathroom.

Share of communal areas, garage, 999 year lease

Ground Rent - £100 per annum

Service Charge - £2,400 per half year tbc



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## Price

£850,000



## Tenure

Long Leasehold

## Legal Costs

Each side to bear their own legal fees



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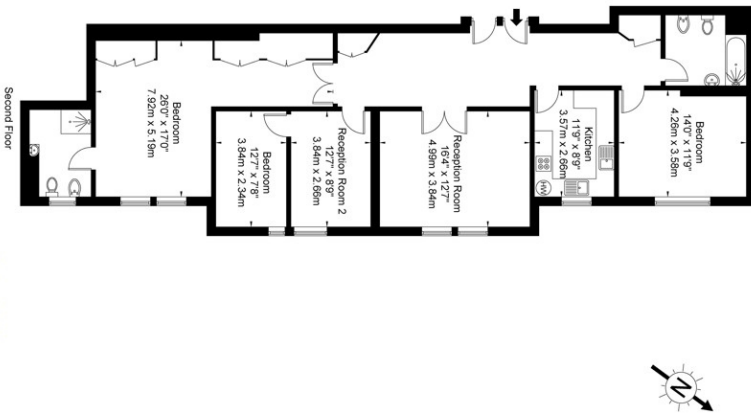
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## Ambassador Court, Century Close, NW4 2

Approx Gross Internal Area = 137.8 sq m / 1483 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied upon. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Rates

Council Tax Band H

## EPC

Energy Rating B

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

## Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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