



**BUMBLEBEE**  
SALES & LETTINGS

**Asking Price £319,950**  
**Blundell Road, HA8**



ALBANY COURT



2

Bedrooms



1

Bathroom

3rd Floor, 2 Bristol Avenue, Colindale London NW9 4EW |  
info@bumblebeeproperty.co.uk

**020 8359 3399**





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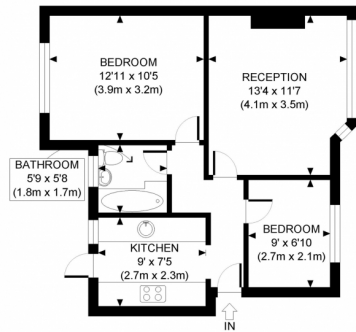


Ground floor two bed flat offered with vacant possession  
Close to all local amenities. Burnt oak station within a short walking distance

A ground floor vacant possesion two bed flat situated on the corner of Lanarcre avenue and .....

Local shops and transport facilities are within 10 minutes walking distance

Ideal for investor/firsttime buyer . Viewing recommneded



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 512 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 512 SQ FT/ 48 SQM

**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

