



BIRNBECK  
COURT

HUNTERS  
HERE TO GET YOU THERE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Finchley Road, London, NW11

## Offers In Excess Of £199,000

# HUNTERS®

HERE TO GET *you* THERE

**\*\*FOR AGES 55 AND OVER ONLY-WARDEN ASSISTED FLAT\*\***

**\* SERVICE CHARGE COVERED FOR THE FIRST TWO YEARS OF OWNERSHIP\***

A well presented one bedroom flat located in this popular warden assisted block in Temple Fortune. The property benefits from a fully fitted kitchen, a double bedroom ,spacious reception and ample storage throughout. This property overlooks the communal garden and is very peaceful overall.

Further benefits include off street car parking, visitors parking, communal club room, communal gardens, passenger lift and a 24 hour on site warden.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



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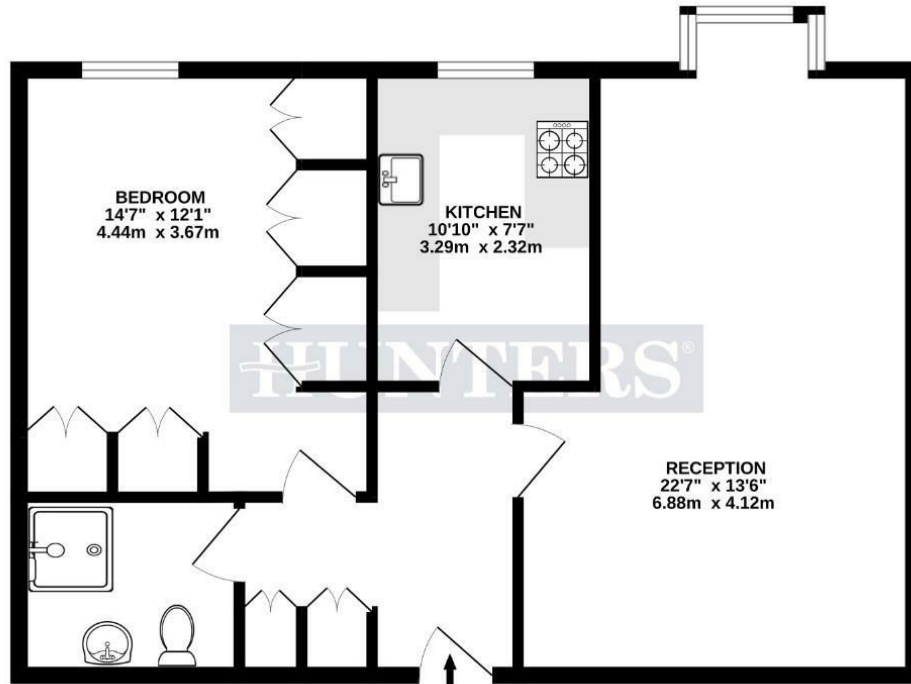
## KEY FEATURES

- Ground Floor apartment - easy access
  - Over 55's retirement property
    - Very good internal size
    - Communal gardens
    - Laundry & guest facilities
- Resident management staff (24 hours) and Careline alarm service
  - Ground Floor apartment



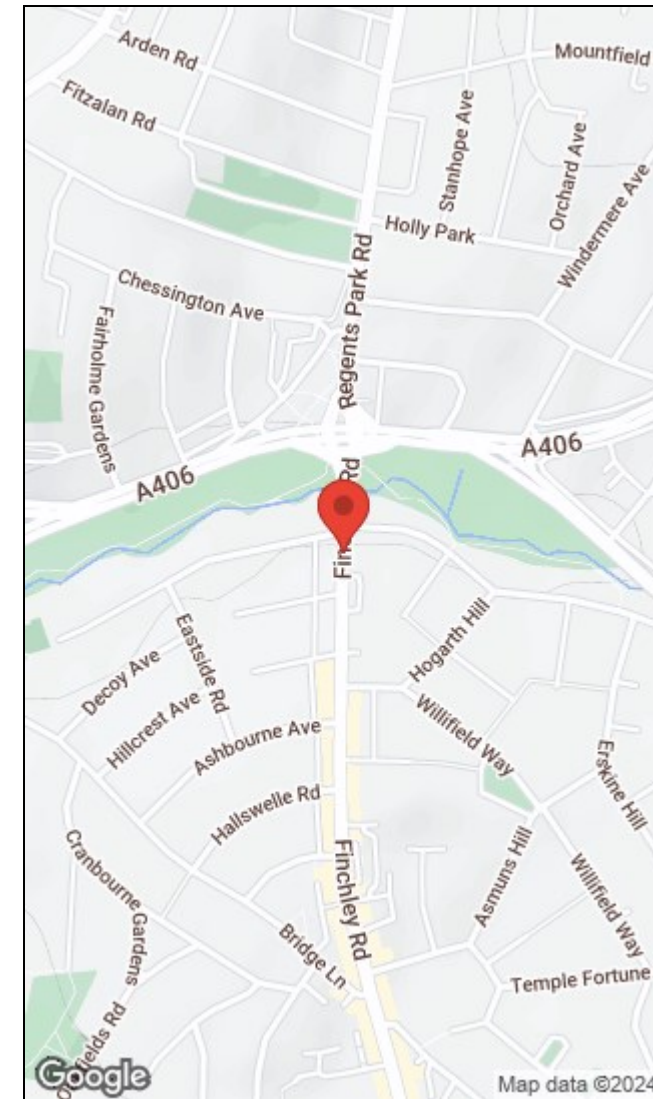


**GROUND FLOOR**  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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 fixtures 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		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	

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