



## Parson Street, Hendon, NW4 1QT

£415,000

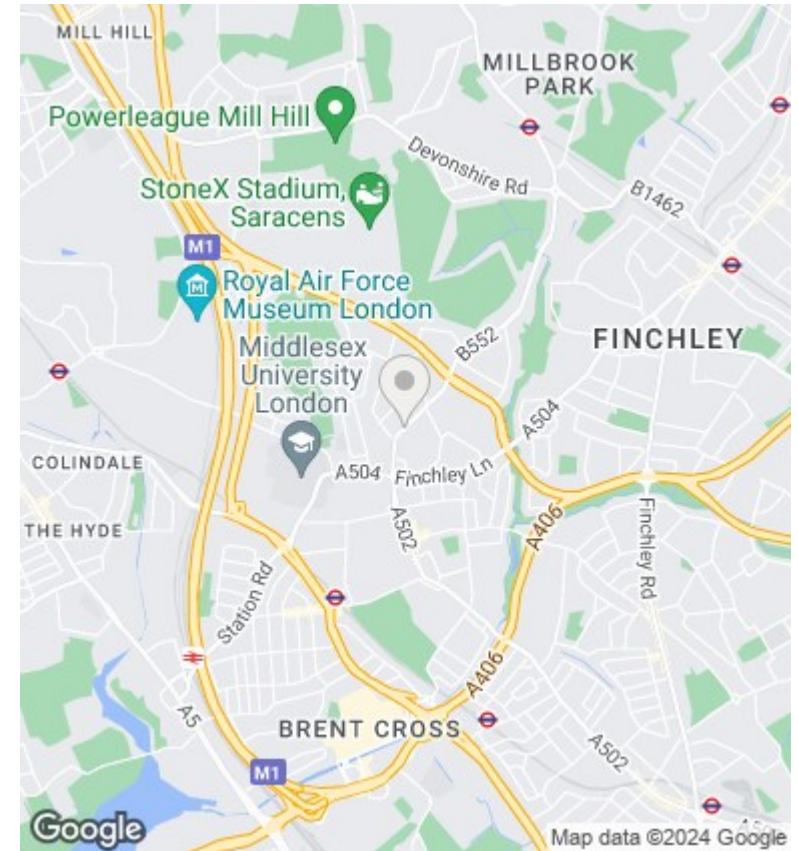
- Two Bedroom Flat
- Lounge/Dining Room
- Guest Wc
- Top Floor (3rd) Lift or Stairs
- Bathroom/WC
- Communal Gardens
- Fitted Kitchen
- EPC rating c
- Garage

Downhurst Court, NW4 1QT



Third Floor  
Approx. Gross Internal Area: 759 ft<sup>2</sup> ... 70.6 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.



## Directions

## Viewings

Viewings by arrangement only. Call 020 82025511 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

No warranty whatsoever can be given by Talbots as to the general state and condition of the property, including electrical wiring, heating systems and plumbing. All measurements are approximate and are stated for guidance purposes only and Talbots can accept no responsibility for errors in measurements. We have not had sight of the legal documents to verify the freehold or leasehold status of the property. A buyer is advised to obtain