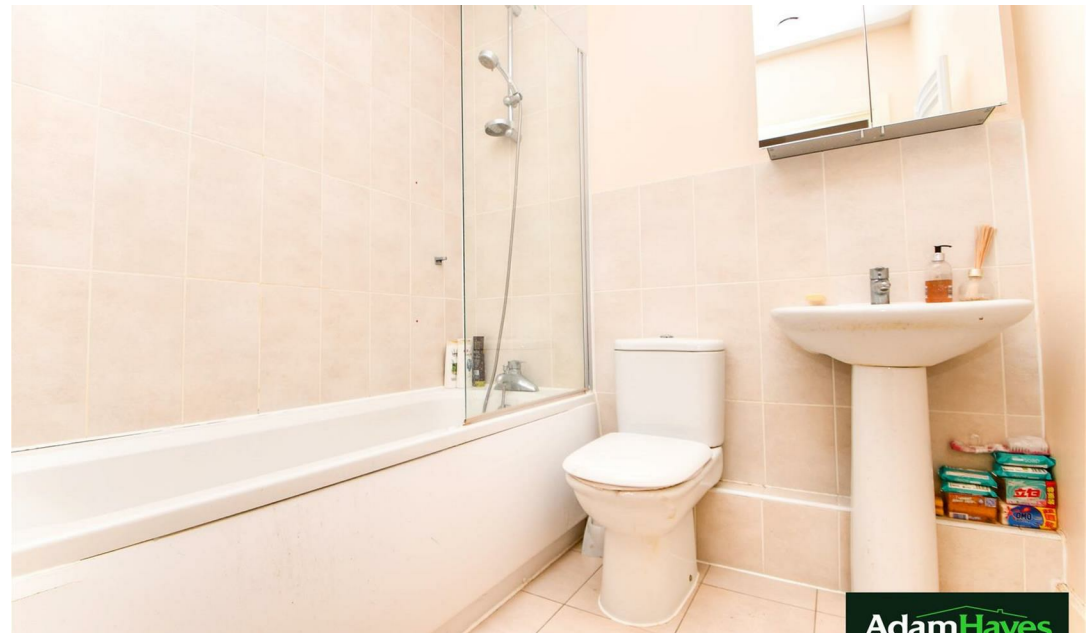




Alberon Gardens, Temple Fortune, NW11

 2 Bedroom  2 Bathroom  1 Reception



£450,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
Tel: 0208 189 6333 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# Alberon Gardens, Temple Fortune, NW11

## £450,000

 2 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Two Bedrooms
- Two Bathrooms
- Lift Serviced Block
- Modern Open Plan Kitchen
- Underground Parking
- Close to Shops

### Other Information

Tenure: Leasehold  
Length of Lease: 980 Years  
Ground Rent: £480.00  
Service Charge: £2,400.00  
Council Tax Band: G




### Nearest Stations

Brent Cross Station 0.9 miles  
Finchley Central Station 1.0 miles  
Golders Green Station 1.0 miles

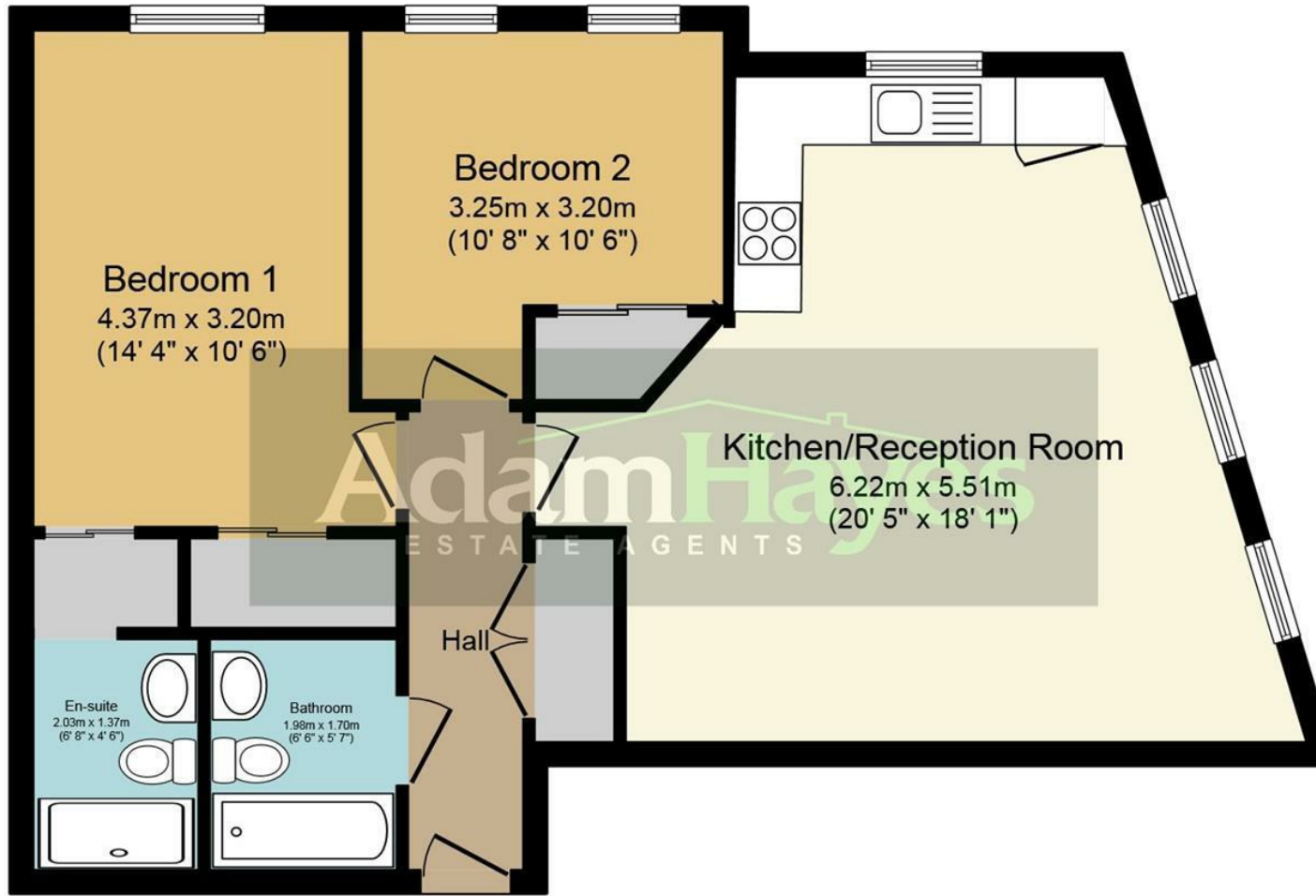
### Property Description

Situated in this residential turning off Finchley Road in this popular lift serviced block and conveniently located within the catchment area of a number of popular schools is this two double bedroom, two bathrooms (one ensuite), second floor apartment. The property benefits from secured allocated underground parking, a modern open plan kitchen with stone worktops and integrated appliances, ample storage, gas central heating and use of communal gardens. To really appreciate the size, location and style an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Second Floor

Total floor area 67.8 sq.m. (730 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.