



Viewings by appointment  
0207 483 2611

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# Highfield Avenue, NW11 9UD

£265,000\*fees apply



This recently redecorated, naturally bright one bedroom apartment. Situated on the first floor of a house conversion moments from Brent Cross underground station.

The property comprises of a reception and dining room with a bay window front, modern open plan kitchen with integrated appliances, master bedroom and a contemporary shower room.

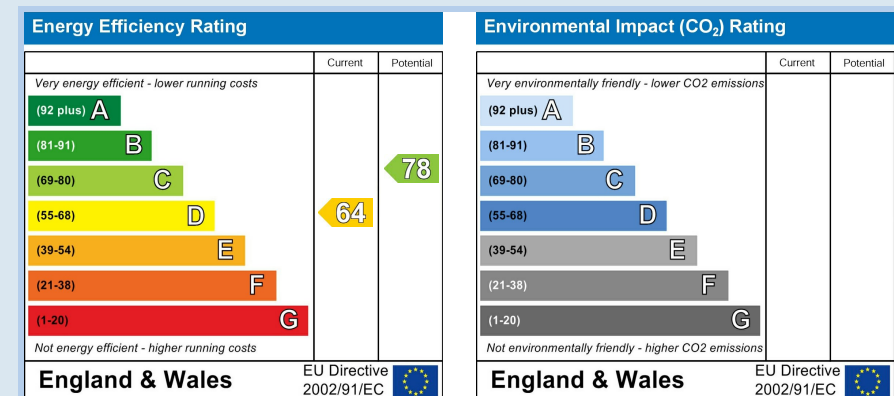
Tube: Brent Cross Tube Station

Lease is currently 83 years the owner will extend the lease for a further 99 year term which will bring it to 182 years a cost of £5,000



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- One double bedroom apartment
- Close to transport links
- Ideal for a first time buyer or an investor
- Vicotrian conversion
- Modern neutral decor
- Close to shopping centre
- Close to local amenities



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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.