



For Sale

Flat

Lakeside Drive | London | NW10

£449,000 | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

- Allocated Parking
- Fully Furnished
- Two Double Bedrooms
- Free on site Gym
- Step Out balcony
- Wood Flooring in the Living Areas
- Close to Hangar Lane Station
- Spacious Unit

FREEDOM TO MOVE





Stunning Two Double Bedroom Apartment

Hawks are proud to bring to the market this beautiful two double bedroom apartment with on-site parking, located on the highly sought after Lakeside Drive development close to Hangar Lane Station and easy access to the M40.

The apartment has been very well maintained and is one of the more spacious units in Falcondale Court.

The development has just undergone extensive refurbishment to the façade so that the building is compliant with all fire safety and EWS1 certification.

The property also has two bathrooms, a step out balcony, wood flooring in the living areas and an open plan kitchen, dining and living area.

It is a truly lovely unit and priced extremely well for the size.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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