





Property Description

Connells are pleased to offer to the market this stunning two bedroom apartment located in a brand new modern development.

The property comprises of a bright and spacious reception room, modern open plan kitchen with integrated appliances, a lovely Balcony with views of the reservoir and an on-site porter. Additional benefits include lift, residents parking and a gym which is located outside the flat and it's accessible via the fob .

The beautiful green open spaces and leisure pursuits of The Welsh Harp are on the doorstep while the fantastic shops of Brent Cross Shopping Centre are also within close proximity.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

Entrance Hall

Kitchen / Diner / Lounge

9' 10" x 14' 6" (3.00m x 4.42m)

Open plan, good size/condition, newly refurbished counter tops

Hall

bright and spacious, two storage cupboards

Bedroom One

9' 3" x 12' 7" (2.82m x 3.84m)

Large space with en suite shower room, good condition throughout

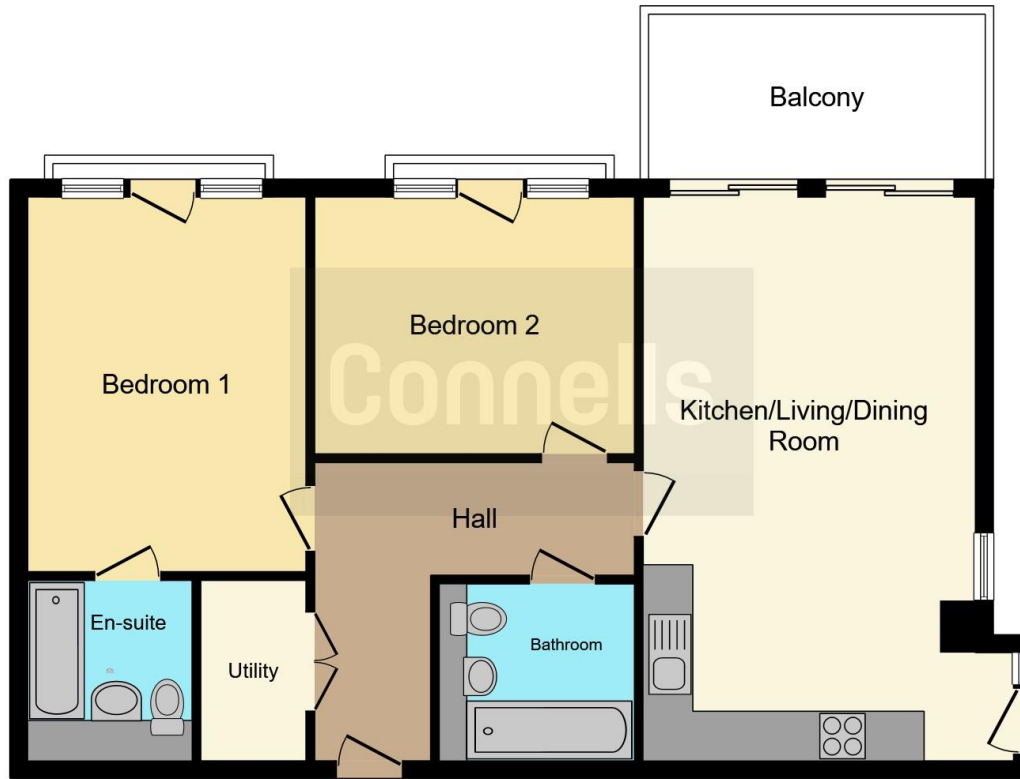
Bedroom Two

9' 3" x 12' 2" (2.82m x 3.71m)

double bedroom, good condition

Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

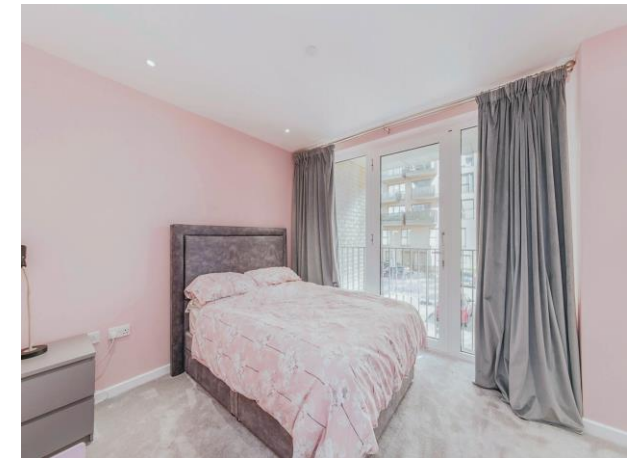
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EPC Rating: B

view this property online connells.co.uk/Property/HRW310609

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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