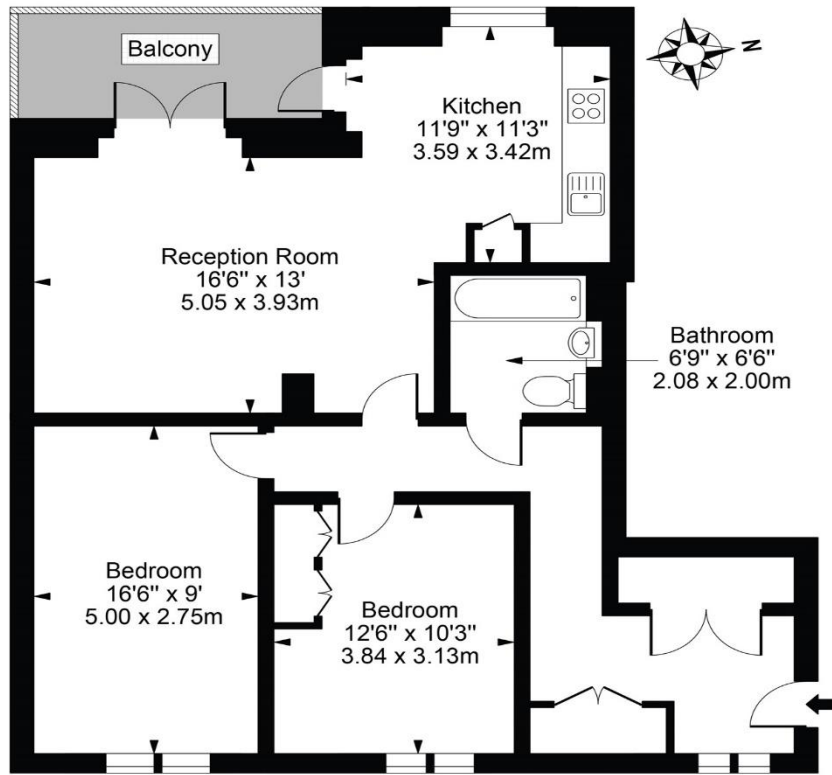




Coxwell Boulevard, London, NW9 4AD

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Approx. Gross Internal Area 840 Sq Ft - 78.06 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Coxwell Boulevard, London,

- Two Double Bedrooms
- Modern Family Bathroom
- Private Balcony
- Communal Gardens
- Allocated Secure Parking

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D

Ground Rent: £350 pa

Service Charge: £2354.66

£440,000



Located within this bespoke development is this very well-presented two bedroom penthouse flat. The accommodation on this property offers a lounge diner, modern kitchen, luxury bathroom and storage. This home is ideal for first time buyers.

The home comprises of an open plan reception room and modern kitchen area giving you direct access to a private balcony with unobstructed views. You will also find two double bedrooms with an lovely fitted bathroom and ample storage. The property also benefits from a one allocated under cover space and well-manicured communal gardens. This development is approached and entered via a security entry-phone system and offers a true sense of exclusive living. Mill Hill Broadway train station & Colindale tube station both located 0.7 miles away.

view this property online barnardmarcus.co.uk/Property/NFY107479

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107479 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



020 8446 4143



NorthFinchley@barnardmarcus.co.uk



814 High Road, North Finchley, LONDON, N12 9QY



barnardmarcus.co.uk