



Burnham Court, Brent Street, Hendon NW4

A well presented two double bedroom top floor flat situated in this ever popular purpose built block on Brent Street within minutes walk of its amenities and Hendon central tube station.

Offers in Excess of
£350,000
Leasehold

Burnham Court, Brent Street, Hendon NW4

Overview

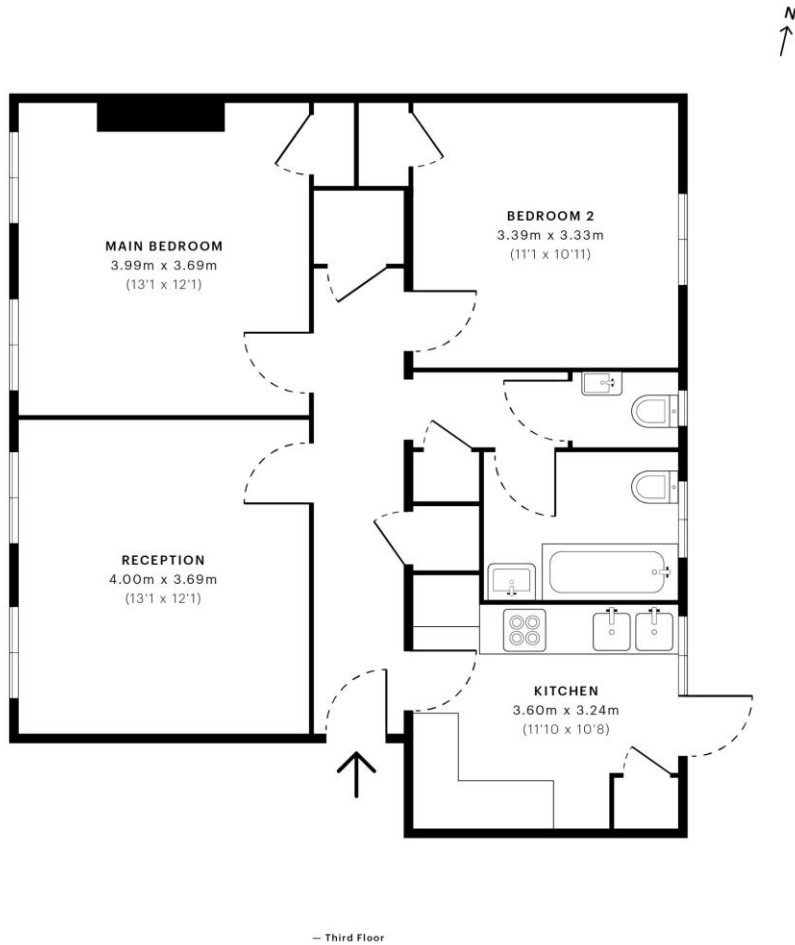
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- SEPARATE KITCHEN WITH BREAKFAST BAR
- CLOSE TO HENDON CENTRAL TUBE STATION
- WALKING DISTANCE OF BRENT STREET SHOPPING FACILITIES
- LONG LEASE
- EXTENSIVE COMMUNAL GARDENS



Two Double bedrooms, large living room, separate kitchen with breakfast bar, family bathroom, gas central heating, UPVC double glazed windows. Externally there are extensive communal gardens. Long Lease Sole Agents.







— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
72.09 sqm / 775.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.20 sqm / 723.33 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.28 sqm / 778.02 sqft
IPMS 3C RESIDENTIAL 67.95 sqm / 731.41 sqft

spec id: 6273cf7ba46a540dd644262e

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

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