



CHARLTON LODGE

Temple Fortune
London NW11



2 Bedrooms
Share of freehold
Chain free
Guide Price £500,000 - £525,000
EPC Rating: C

Situated within a short walk from Temple Fortune High Street with its array of shopping amenities, bakery's and restaurants is this well presented 2 bedroom first floor apartment.



The property extends to 817sq.ft (75.9sq.m) and comprises 2 good size bedrooms, lounge dining room with balcony, modern fitted kitchen and a modern bathroom. Externally there are communal gardens and a garage situated en bloc. The property further benefits from an external storage cupboard and lift serving all floors. The property is ideally located for Golders Green station (0.7 miles) and Hamstead Heath (0.9 miles). Share of Freehold. Chain free.



- 2 bedrooms
- Modern fitted kitchen
- Modern Bathroom
- Lounge dining room
- Balcony
- Garage en bloc
- Share of freehold
- Chain free





Temple Fortune

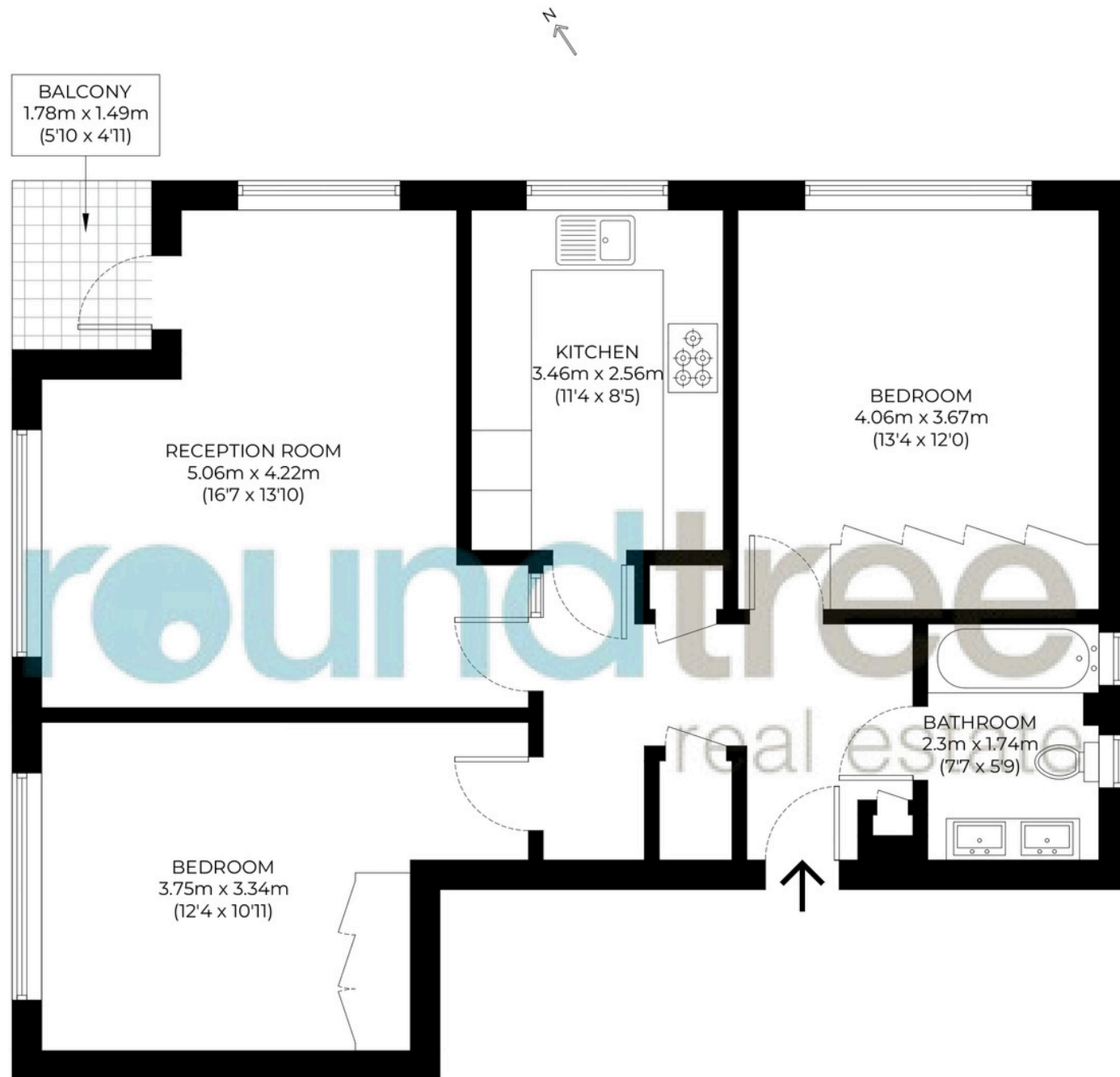
Temple Fortune is an affluent and vibrant area situated in the London Borough of Barnet in the Northwest corner of Greater London. It borders Golders Green to the south, Hendon to the west and Finchley to the east. This charming community orientated area is a popular choice for families and professionals with multiple parks, playgrounds, and green spaces for children to explore, as well as a bustling shopping scene with plenty of independent shops, grocers, and cafes to choose from.

Additionally, the area has a range of primary schools, nurseries, and excellent transport links, making it easy to commute to various parts of the city. Temple Fortune is a fantastic location for those seeking a peaceful escape from the hustle and bustle of central London.

Floorplan

Approximate gross internal area

75.9 sqm / 817 sqft



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

020 8203 2111
www.theroundtree.com

roundtree
real estate

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.