



Langstone Way, London, NW7 1GQ

£350,000 - Leasehold

****CHAIN FREE**** A luxury, 635 sq ft 1 bedroom retirement apartment (over 55's) situated on the first floor and benefitting from a refurbished shower room, an updated kitchen, fitted bedroom furniture and a recently changed boiler. Built by Bovis Homes in 2003, the property is designed for independent living in a "full service" building with restaurant, luxurious communal rooms, guest suite, 24 hour staffing 7 days a week and residents parking. Other benefits include weekly domestic assistance up to 1.5 hours and a range of communal activities. Located opposite a Waitrose supermarket with step free street access.

Lease: 999 years from 1st January 2003

Ground Rent: £488.15 per annum

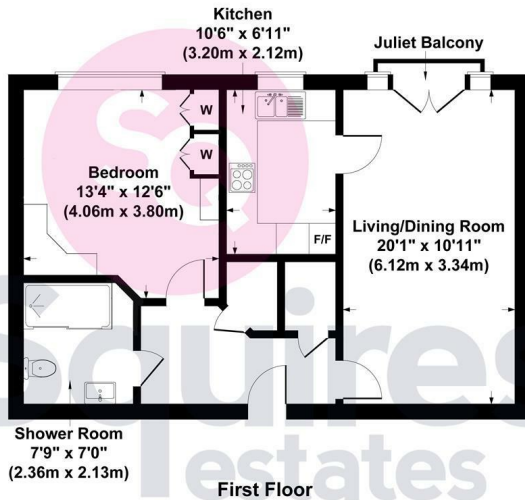
Service Charge: £721.39 per month

- Retirement apartment
- 1 bedroom
- 635 sq ft
- First floor
- Chain free
- Refurbished shower room
- Updated kitchen and boiler
- Residents parking
- Opposite a Waitrose supermarket
- Barnet council tax band E



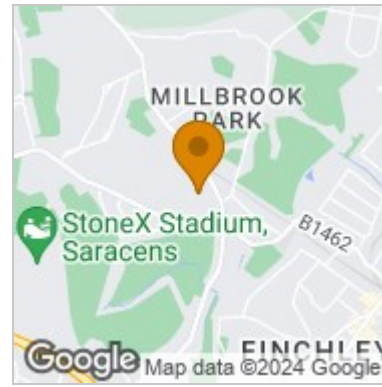
Floor Plan

Farthing Court, 33 Langstone Way NW7 1GQ
Gross Internal Area 635 sq ft / 59 sq metres

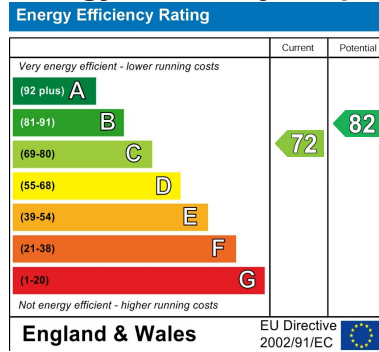


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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