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ROSSLYN MANSIONS  
21 GOLDHURST TERRACE  
LONDON  
NW6 3HD

Acting as sole agents, with 52 years remaining on the lease, we are offering the opportunity to purchase a very well-located one-bedroom apartment, Set on the basement floor of a Victorian purpose-built block. Ideally situated a moment from Finchley Road tube station and excellent local shopping amenities.

The flat needs modernisation and benefits direct access via a back door with access to the street level and the communal garden.

LEASEHOLD  
**ASKING PRICE** £275,000  
SUBJECT TO CONTRACT



## FEATURES

VIDEO TOUR:

SERVICE CHARGE: £

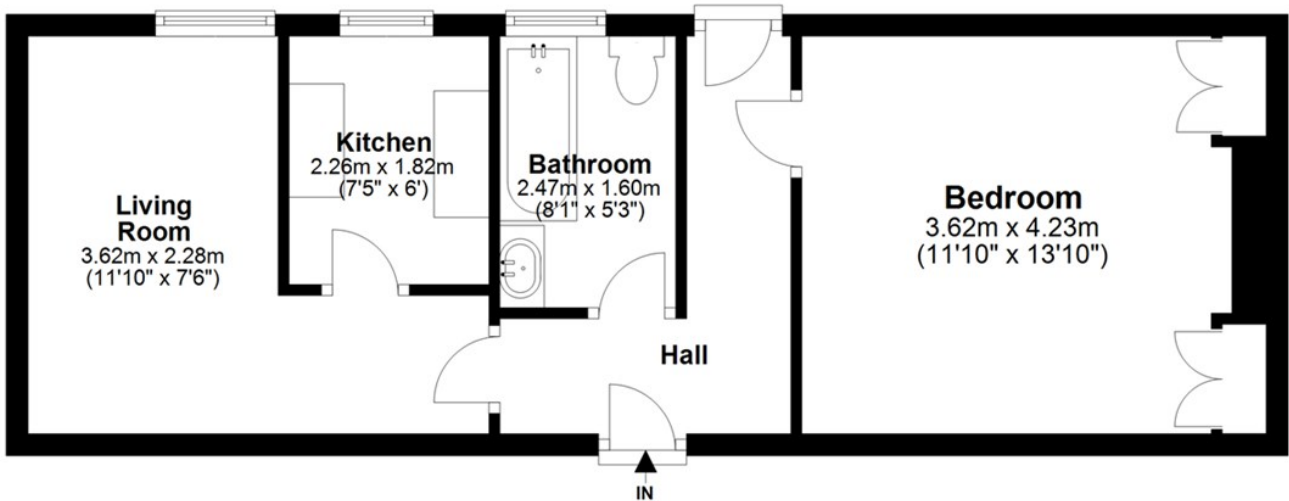
TENURE: Leasehold

COUNCIL TAX: C



### Basement

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 40.8 sq. metres (438.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

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