

For Sale 1 bed flat



- › RETIREMENT BLOCK FOR AGES 55 AND OVER ONLY !
- › STREET LEVEL FLOOR
- › 1 BEDROOM
- › LOUNGE
- › MODERN KITCHEN

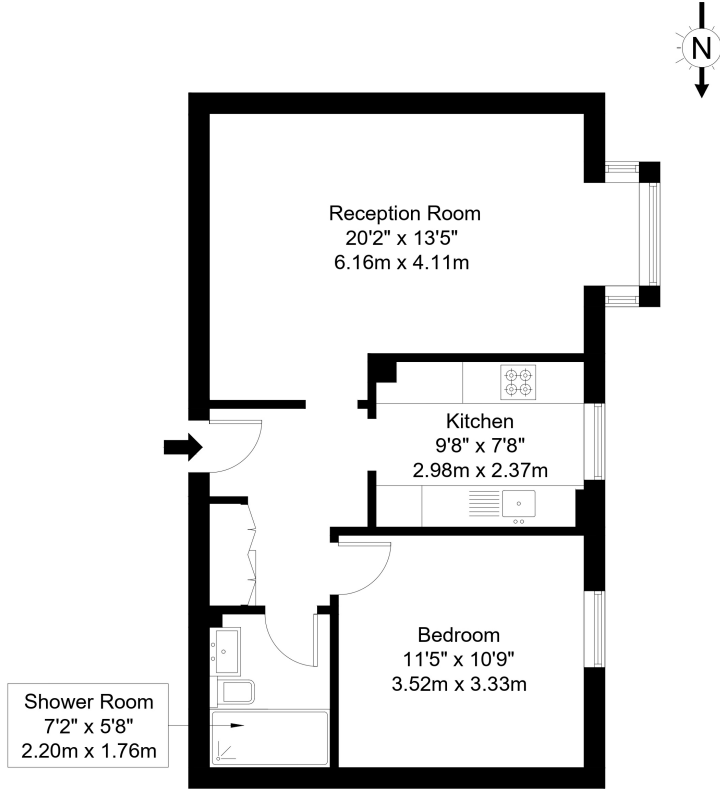
WARDEN ASSISTED BLOCK - FOR AGE 55 PLUS ONLY! *AGE RESTRICTION - OVER 55s ONLY 1 BEDROOM FLAT ON THE LOWER GROUND FLOOR (STREET LEVEL) IN THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING FINCHLEY ROAD





Finchley Road, NW11 6BB

Approx Gross Internal Area = 51.54 sq m / 555 sq ft



Lower Ground Floor



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PLAN**

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 in the information produced it must not be relied on. Maximum lengths and widths 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.
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34 Golders Green Road, London NW11 8LL

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020 8455 0055



BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

*WARDEN ASSISTED BLOCK - FOR AGE 55 PLUS ONLY!

1 BEDROOM FLAT ON THE LOWER GROUND FLOOR (STREET LEVEL) IN THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING THE FINCHLEY ROAD AND IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.

THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

THE ACCOMMODATION PROVIDES 1 BEDROOM, LOUNGE, KITCHEN AND BATHROOM WITH WALK IN SHOWER

*THE BLOCK PROVIDES A RESIDENT WARDEN, COMMUNAL LOUNGE AREA, NICE GROUNDS AND RESIDENT PARKING.

IT IS SITUATED DIRECTLY ON THE FINCHLEY ROAD AND IMMEDIATELY ADJACENT TO ALL LOCAL SHOPS SUCH AS MARKS & SPENCERS AND WAITROSE ALONG WITH A BUS ROUTES THAT STOP DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

FLATS ARE ALWAYS POPULAR IN THIS DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS AGENTS - DREAMVIEW ESTATES

PLEASE CALL US ON 020 8455 0055

*PLEASE NOTE AS MENTIONED THERE ARE AGE RESTRICTIONS OF 55 AND OVER AND ALL APPLICANTS WILL HAVE TO PROVIDE REFERENCING AND PASS A CAPABILITY INTERVIEW BY THE DIRECTORS OF THE BIRNBECK ASSOCIATION

LEASE – 109 YEARS REMAIN



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best
agent

GROUND RENT - £200 PA

CURRENT SERVICE CHARGE - APPROX £5974 PA

COUNCIL TAX BAND E

EPC BAND C

PRICE £200,000 LEASEHOLD



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