

For Sale 1 bed flat



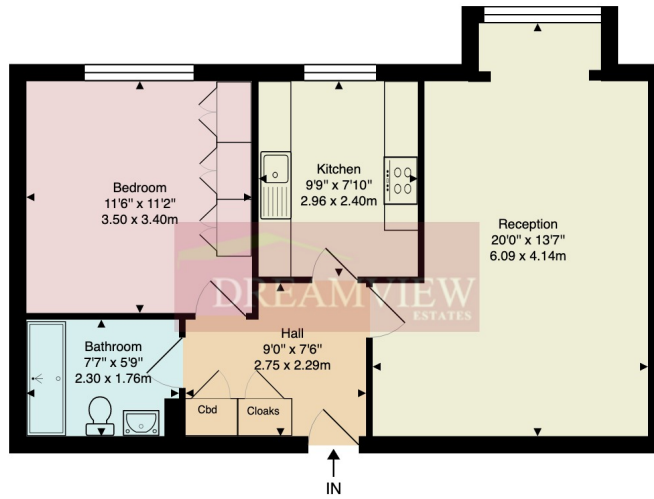
- › 1 BEDROOM FLAT
- › AGE RESTRICTED  
WARDEN ASSISTED  
BLOCK
- › LOWER GROUND FLOOR  
(STREET LEVEL)
- › LIFT

!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





**Birbeck Court (5)**



Lower Ground Floor  
Approx. Gross Internal Area: 558 ft<sup>2</sup> ... 51.8 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
(c) Peninsula Surveys Ltd

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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 – 108 YEARS REMAIN



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020 8455 0055

best  
agent

\*GROUND RENT - £200 PA

\*CURRENT SERVICE CHARGE - APPROX £6100 PA

\*COUNCIL TAX BAND E - £2135

\*EPC BAND C

\*PRICE £180,000 LEASEHOLD



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