



## Great North Way, London, NW4 1PQ

£295,000 - Leasehold

**\*\*CHAIN FREE\*\*** A very well presented 1 bedroom apartment situated on the ground floor and to the rear of this modern purpose built block. Boasting 517 sq ft of accommodation, the property features a 14ft reception room which can also be used as the property's own entrance and leads out to communal gardens. Further benefits include a 14ft kitchen/breakfast room, a modern bathroom and 1 allocated parking space. The flat would make an ideal first time purchase.

Lease: Approx. 128 years

Ground Rent: £260 per annum

Service Charge: Approx. £3300 per annum (charged monthly)

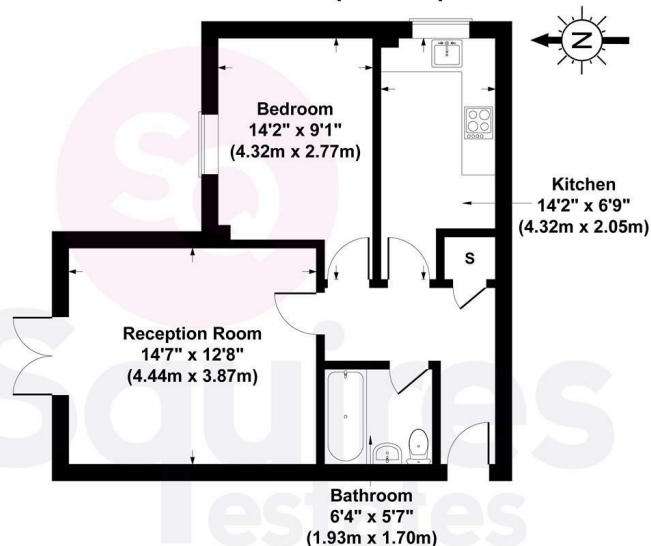
- Purpose built
- 1 bedroom
- Chain free
- 1 allocated parking space
- Modern bathroom
- Communal gardens
- 517 sq ft
- Barnet council tax band D



## Floor Plan

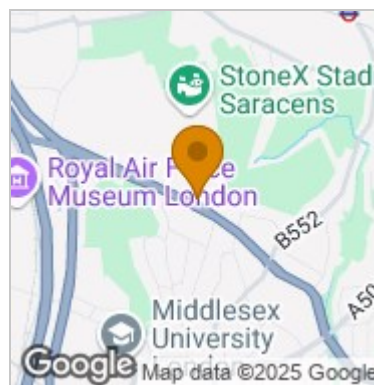
### Augusta Court, Great North Way London, NW4 1PQ

Gross Internal Area 517 sq ft / 48 sq metres

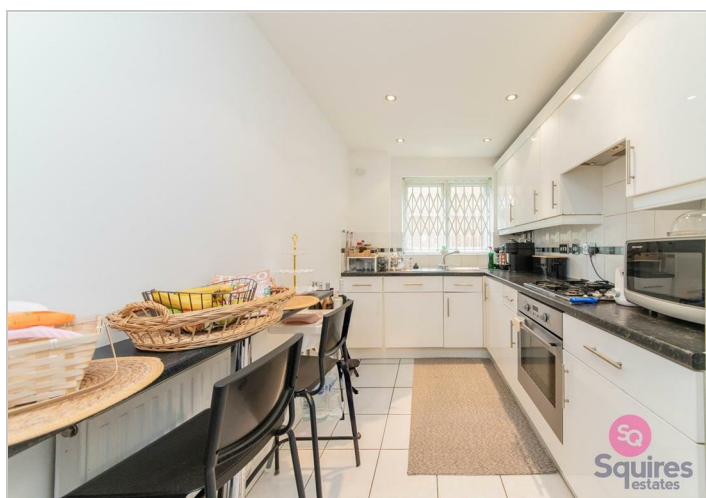
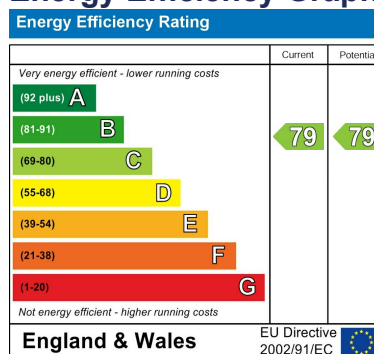


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## 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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