



## Brampton Grove, London, NW4 4AJ

£500,000 - Leasehold

A spacious 3 double bedroom flat situated on the second floor floor of this popular mansion block on one of Hendon's premier roads. The property boasts in excess of 1000 sq ft and benefits include a 15ft reception room with Juliet balcony, a 17ft master bedroom with built-in cupboards, window seats and dresser, a 13ft kitchen also with Juliet balcony, a large bathroom, a guest W.C., extensive storage and sash windows. The block features lovely communal gardens, a caretaker and a passenger lift and Hendon Central Tube station is located only 0.4 miles away.

Lease: Approx. 100 years

Ground Rent: Peppercorn

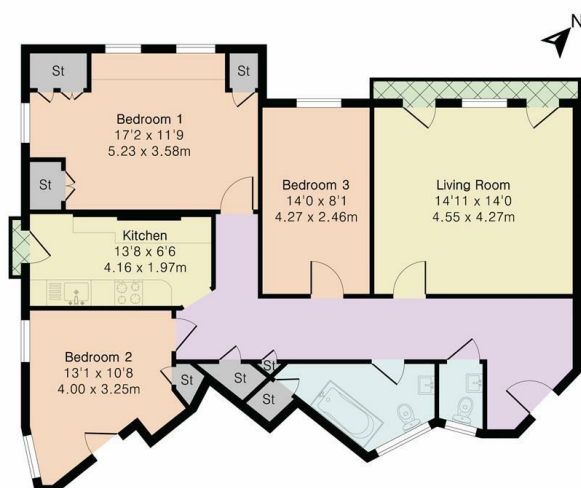
Service Charge: Approx. £8500 per annum inclusive of heating, hot water and £2000 reserve fund contribution

- Purpose built
- 3 double bedrooms
- 1040 sq ft
- Lift
- Close to Tube
- Caretaker
- Communal gardens
- Barnet council tax band D
- Heating and hot water included in s/c



## Floor Plan

Approximate Gross Internal Area 1040 sq ft - 97 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Squires**  
estates

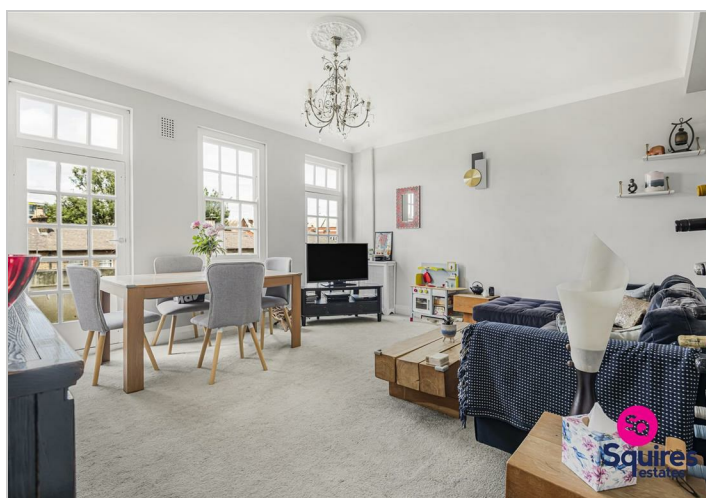
## Area Map



## Energy Efficiency Graph

### 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>		
(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		
	60	78
England & Wales		
EU Directive 2002/91/EC		



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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