



RAMBLER COURT

Swynford Gardens
London NW4



Purpose Built Flat
EPC Rating: D

Price £215,000

A practical one bedroom second floor flat,
situated in this purpose built block, within easy
access of excellent transport links and amenities.



The property boasts over 400 sqft approx, and is ideal for both first time buyers and buy to let investors alike.

Features a generous reception room, fully fitted kitchen, good-sized double bedroom, and a bathroom.

Benefiting, from allocated parking as well as loft storage this is an ideal purchase.

View now via sole agents Roundtree Real Estate.



- Purpose Built 1 Bedroom Flat
- Fitted Kitchen
- Double Bedroom
- Family Bathroom
- Storage Cupboard
- Loft Storage
- Allocated Parking
- Sole Agents





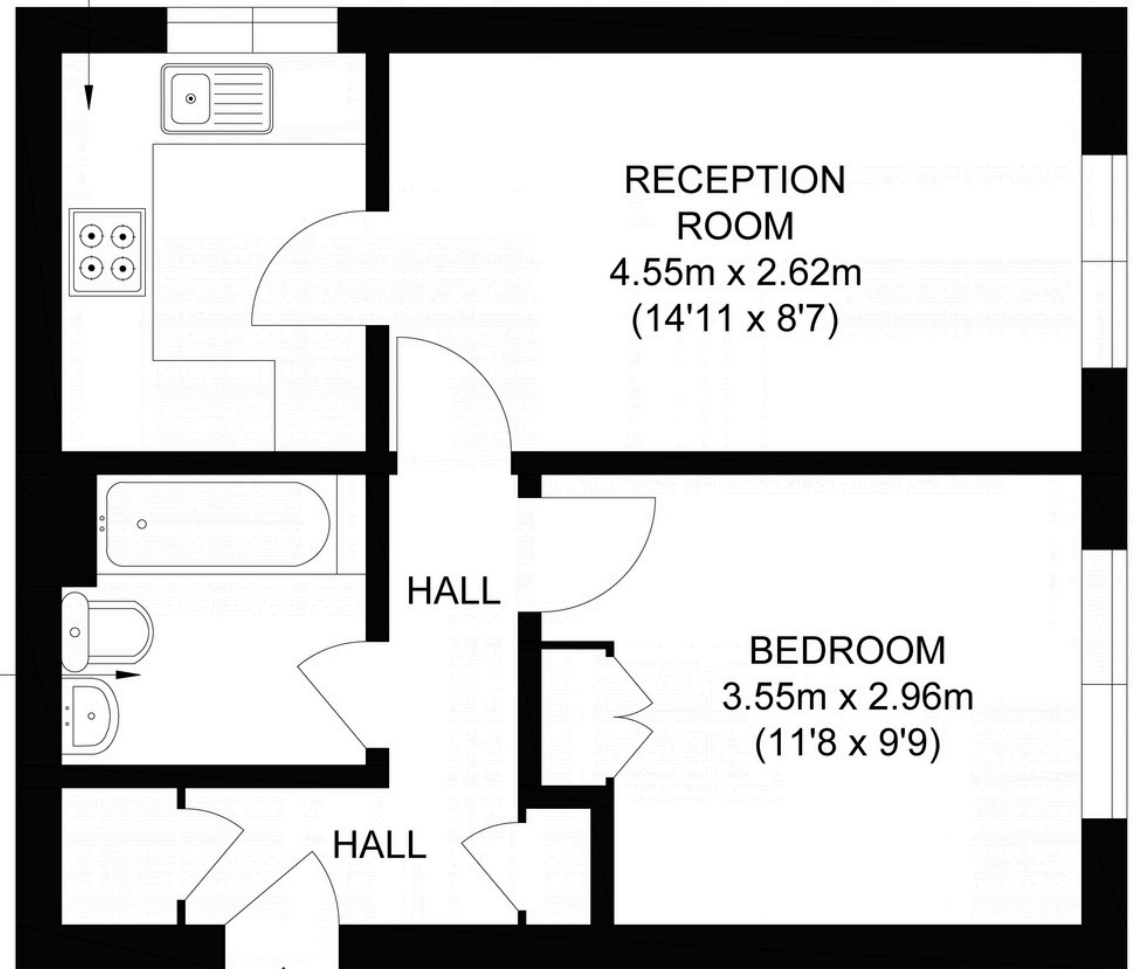
Floorplan

Approximate gross internal area

38 sqm / 413 sqft

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 that the information, it must not be relied on. Maximum widths and lengths 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.

KITCHEN
2.62m x 2.00m
(8'7 x 6'7)



BATHROOM
2.00m x 1.91m
(6'7 x 6'3)

Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of this property.
38.39 Sqm / 413 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
00.00 Sqm / 00.00 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 Sqm / 000.0 Sqft

Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

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To register your interest:

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