



## Flat 6, St. Edwards Court Finchley Road, London – NW11 7NB

£450,000 Leasehold

**CHAIN FREE** A 2 bedroom flat situated on the top (second) floor of this small purpose built block. Boasting 829 sq ft of accommodation, the property features a 20ft reception/dining room with further benefits including a modern kitchen and bathroom/W.C. and extensive storage. The flat is very well located for Golders Green's Tube station, shops and restaurants.

Lease: Approx. 122 years Ground Rent: Peppercorn Service Charge: Approx. £2400 per annum including building insurance

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

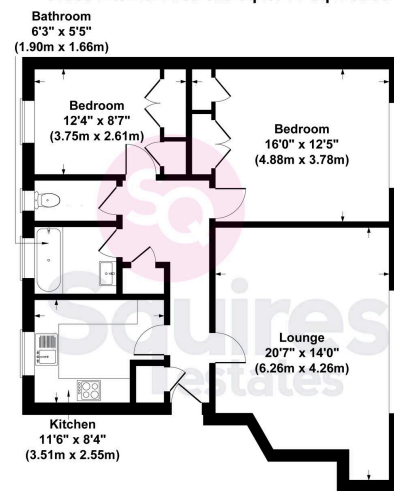


- Purpose built
- Top floor
- 2 bedrooms
- 20ft reception/dining room
- Modern kitchen and bathroom
- Extensive storage
- Chain free
- Close to Tube and shops



### St Edwards Court NW11 7NB

Gross Internal Area 829 sq ft / 77 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.