

**BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11
£399,950, Leasehold**



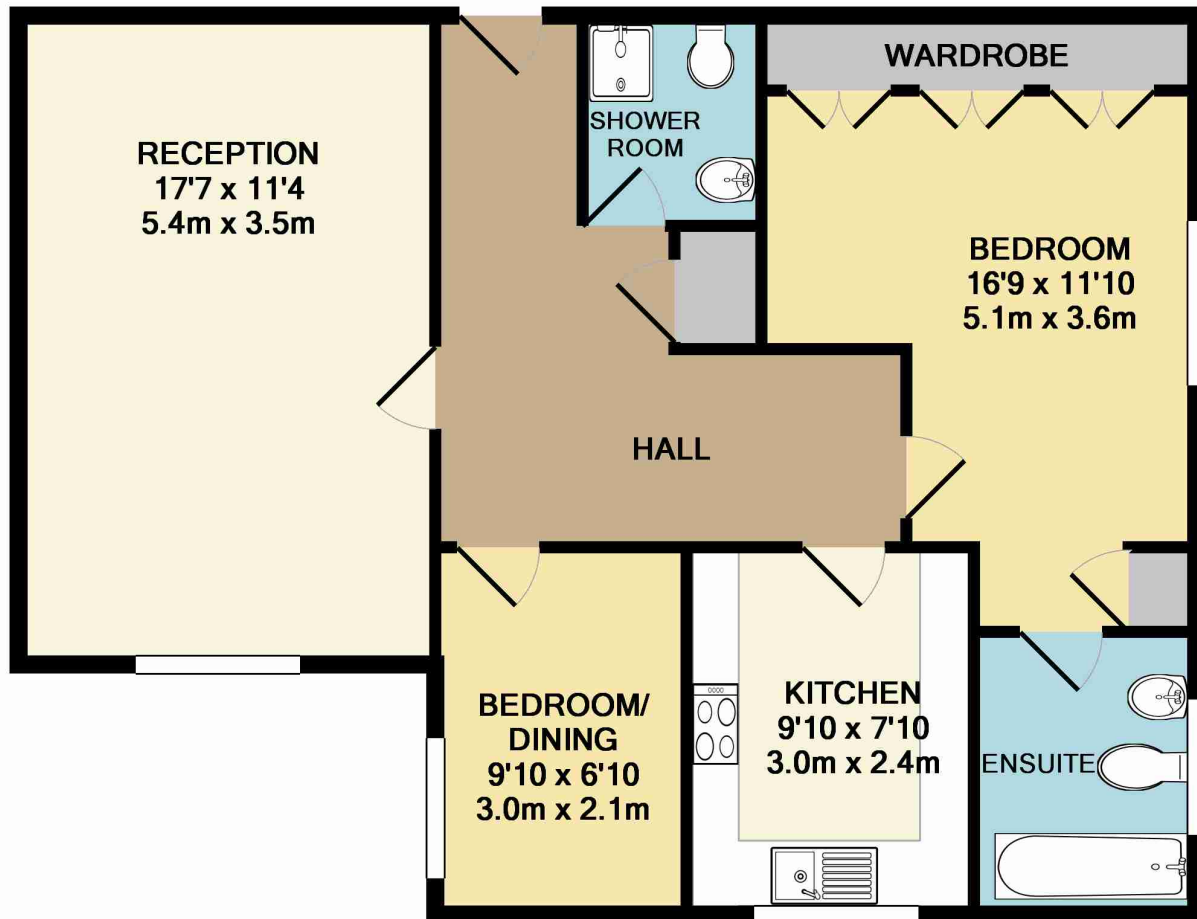
NEWLY MODERNISED 2 BEDROOM FLAT ON THE STREET LEVEL (LOWER GROUND FLOOR) OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK IN THE HEART OF TEMPLE FORTUNE.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



BIRNBECK COURT NW11
TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Long Description

BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 6BB

MODERNISED 2 BEDROOM FLAT ON THE STREET LEVEL (LOWER GROUND FLOOR) OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 60 YEARS) IN THE HEART OF TEMPLE FORTUNE.

THE FLAT HAS RECENTLY BEEN SUBJECTED TO A COMPLETE REFURBISHMENT INCLUDING NEW DOUBLE GLAZING, NEW KITCHEN AND BATHROOM TOGETHER WITH REDECORATION THROUGHOUT

THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

THE ACCOMMODATION PROVIDES FOR 2 BEDROOMS, 1 WITH AN EN SUITE BATHROOM LOUNGE, FULLY FITTED KITCHEN AND A 2ND BATH/SHOWER ROOM

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 ROUTE THAT STOPS DIRECTLY OUTSIDE THE BLOCK.

FLATS ARE RARELY AVAILABLE IN THIS POPULAR DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS SOLE 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 - 112 YEARS REMAIN

GROUND RENT - £300 PA

CURRENT SERVICE CHARGE - £5254 (2019/20)

PRICE £399,950 LEASEHOLD