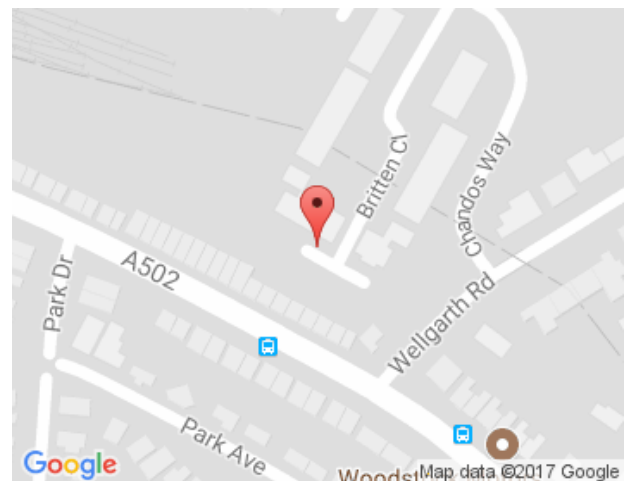


BRITTEN CLOSE, CHANDOS WAY, GOLDERS GREEN, NW11
Guide Price of £649,950



REDUCED TO SELL! Now under £700k!!

A STUNNING NEW MODERNISED 3 BEDROOM 2 BATHROOM, 1233 SQ FT/114.5 SQ MT, DUPLEX FLAT ON 2ND /3RD FLOORS ON A VERY POPULAR DEVELOPMENT HAVING BEEN COMPLETELY TRANSFORMED INTERNALLY AND REFURBISHED THROUGHOUT



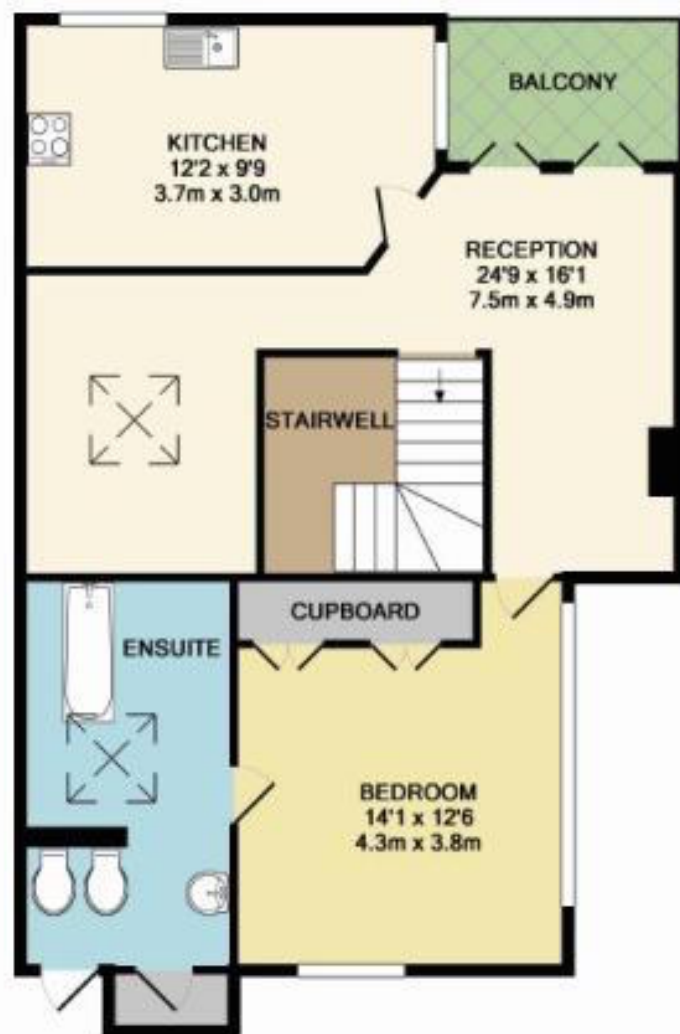


| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 77 | 80 |
| 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 | | | |
| | | 75 | 78 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



ENTRANCE FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.5 SQ.M.)

We for every effort we have made to ensure the accuracy of the floor plan included, all measurements are approximate and not necessarily to scale for any minor deviation or discrepancy. Where appropriate measurements are given to the nearest millimetre and not to the nearest centimetre. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown are not guaranteed and are subject to change without notice. Made with Stampsy 2018

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

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KEY FEATURES

- * 3 BEDROOMS
- * 2 BATHROOMS
- * 2ND/3RD FLOORS
- * NEWLY MODERNISED THROUGHOUT
- * LARGE RECEPTION ROOM
- * 1233 SQ FT/114.5 SQ MT
- * BALCONY
- * PARKING
- * EXTENDED LEASE

(PLEASE NOTE- PLAN TO BE AMENDED)

A stunning and recently refurbished 3 bedroom PENTHOUSE STYLE apartment on the 2ND/3RD FLOOR of this ever popular block with a private balcony, well tendered communal grounds and designated parking.

Communal front door with entry phone to communal hall with stairs up to the door of the apartment on the at 2nd floor

There is a large lounge with access to the balcony on the top floor which leads to spacious, refitted kitchen with granite worktops and a breakfast bar.

The master suite also leads off the other side of the lounge with its own huge en suite bathroom

On the entry level there are 2 more bedrooms, both with en-suite bathrooms, plus an additional cloakroom all with limestone floors and walls,

There is solid oak flooring, gas central heating with a newly installed boiler and double glazing.

Conveniently located within just a short walk of the Tube and the heath extension this stunning flat can only be appreciated by personal inspection

Please call us for viewing on 0208 455 0055

BEING SOLD CHAIN FREE

PRICE £795,000 LEASEHOLD

REDUCED TO SELL! Now under £650k!!

165 YEAR EXTENDED LEASE

SERVICE CHARGE APPROX £3964 PA (TBC)

GROUND RENT - £140 PA (TBC)

PLEASE NOTE:- PLAN TO BE AMENDED