

MONTPELIER RISE, GOLDERS GREEN, NW11

Offers in excess of £285,000, Leasehold



ORIGINAL LISTING WAS AT £360,000

BEST OFFERS OVER £285,000 NOW INVITED BY
FRIDAY 6TH AUGUST

*POSSIBLE B2L INVESTMENT

LARGE 1 BEDROOM first floor converted apartment
situated only a few minutes walk to the
BRENT CROSS tube station and the nearby local shops.

*SPECIAL NOTE....this flat has a SEPARATE KITCHEN

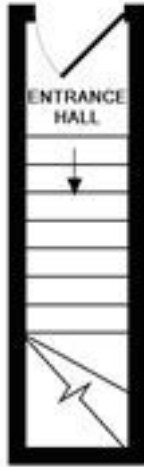
*NEW LEASE GRANTED !!!



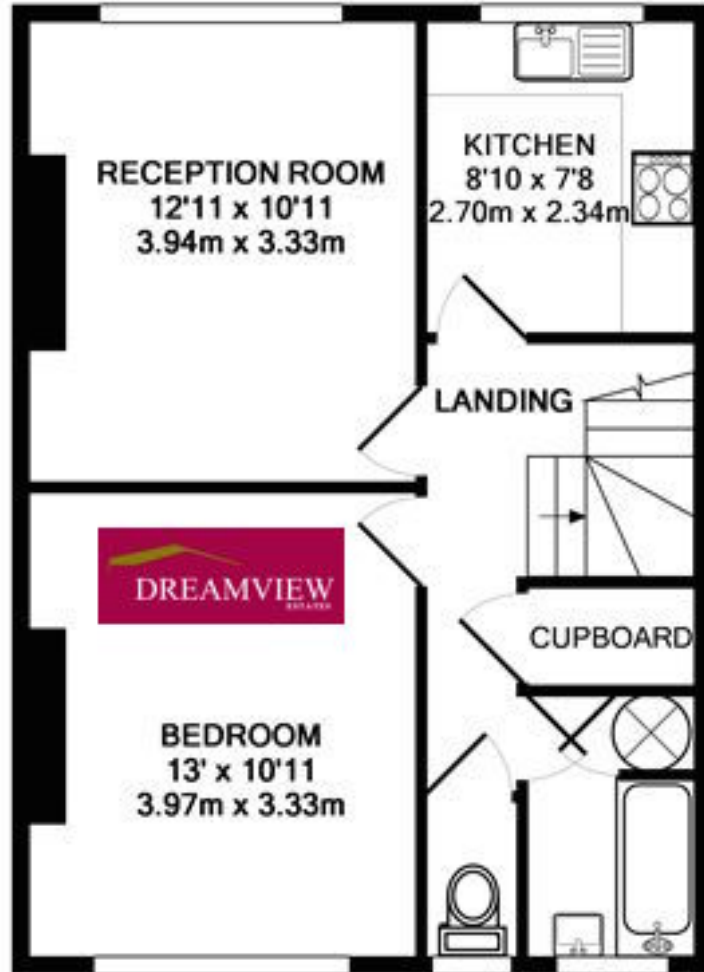


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 3.7 SQ.M.
(40 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.6 SQ.M.
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.3 SQ.M. (509 SQ.FT.)
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Long Description

MONTPELIER RISE, GOLDERS GREEN, NW11 9DU

*ORIGINAL LISTING WAS AT £360,000. BEST OFFERS OVER £285,000 NOW INVITED BY FRIDAY 6TH AUGUST

*NEW LEASE GRANTED

*Well presented 1 BEDROOM first floor converted apartment situated only a few minutes walk to the BRENTCROSS tube station and the nearby local shops.

*SPECIAL NOTE....this flat has a SEPARATE KITCHEN

*The flat, which is well planned throughout, also has a spacious reception room bathroom with SEPARATE WC

*THIS IS AN IDEAL 1ST TIME BUYER OR B2L INVESTMENT WAS RENTED AT £1250PCM

*The accommodation (set out on the attached plan) is as follows:-

*Reception - 3.94m x 3.33m (12'11 x 10'11)

*Bedroom - 4.22m x 3.33m (13'10 x 10'11)

*Kitchen - 2.69m x 2.34m (8'10 x 7'8)

*Bathroom, Separate WC

Price - £360,000 - Leasehold

*NOW INVITING OFFERS IN EXCESS OF £285,000

*NEW 189 YEAR LEASE GRANTED FROM 2002 (TO 2191)

*Ground Rent - £150pa

*Maintenance Charges Shared 50/50

*COUNCIL TAX BAND C

*NEW LEASE GRANTED