

WINDSOR COURT, GOLDERS GREEN ROAD, GOLDERS GREEN, NW11 £415,000, Leasehold



GREAT OPPORTUNITY - VERY LARGE FLAT!
650 SQ FT/61 SQ MT

A very spacious 1 double bedroom flat located within this popular purpose built block on Golders Green Road.

*The property benefits from being located close to the shops and transport links of Golders Green. and very close to Brent Cross Tube

*SERVICE CHARGES INCLUDE HEATING AND HOT WATER

*POSSIBLE BUY TO LET INVESTMENT

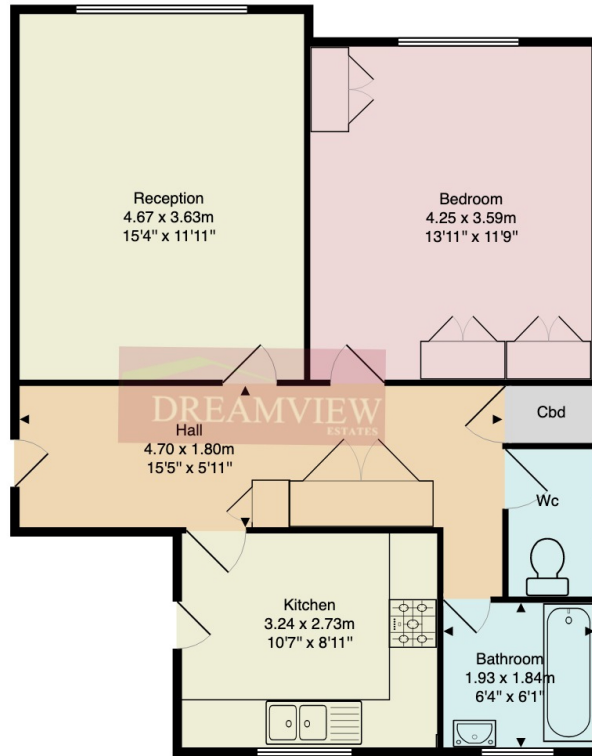




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
			79
England, Scotland & Wales		EU Directive 2002/91/EC	

Windsor Court



Second Floor

Total Area: 60.6 m² ... 653 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd

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Long Description

WINDSOR COURT, GOLDERS GREEN ROAD, NW11 9PP

*REALLY LARGE 1 BEDROOM FLAT OF 650 SQ FT/61 SQ MT ON 2ND FLOOR IN SUBSTANTIAL PURPOSE BUILT BLOCK WITH COMMUNAL HEATING

*A very spacious 1 double bedroom flat located on the 2nd floor within this popular purpose built block on Golders Green Road.

*The property benefits from being located close to the shops and transport links of Golders Green.

*Brent Cross station is under 10 minutes walking distance

*THE FLAT OFFERS GOOD SIZE ACCOMMODATION WITH A LARGE LOUNGE, SPACIOUS DOUBLE BEDROOM AND GOOD SIZE KITCHEN

*THE BLOCK PROVIDES COMMUNAL CENTRAL HEATING AND CONSTANT HOT WATER WHICH IS INCLUDED IN THE SERVICE CHARGE

*It is worth noting that the flat has been regularly let by the present vendor through our offices and currently achieves £1350 pa. It would make a good Buy to Let investment

*PRICE £415,000 LEASEHOLD

LEASE APPROX 170 YEARS REMAINING

GROUND RENT TBA

SERVICE CHARGES APPROX £2500 PA (INCLUDED CH AND CHW)