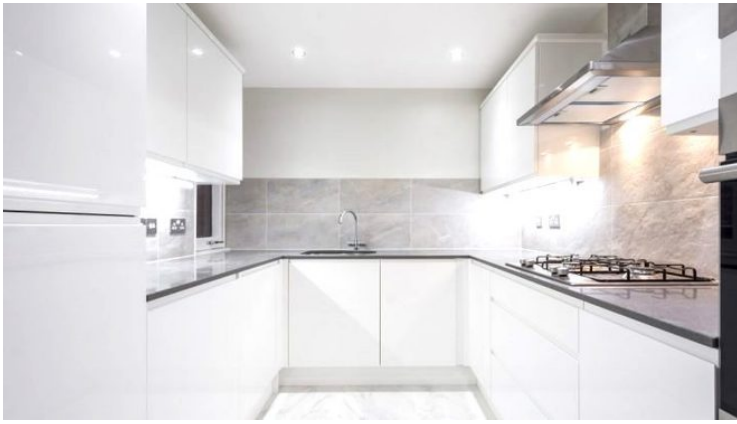


**BRITTEN CLOSE, CHANDOS WAY, GOLDERS GREEN, NW11  
£499,950, Leasehold**



A LOVELY, NEWLY REFURBISHED 2 BEDROOM DUPLEX APARTMENT, ON THE 2ND AND 3RD FLOORS OF THIS MODERN BLOCK IN A MUCH SOUGHT AFTER DEVELOPMENT WITH CARETAKER. CLOSE TO GOLDERS GREEN, ABOUT 10 MINUTES WALK TO THE STATION AND SHOPS.





## Britten Close, NW11



Third Floor



Second Floor

**Approx Gross Internal Area 852 Sq Ft - 79.15 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.36817

*This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.*

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

BRITTEN CLOSE, CHANDOS WAY, GOLDERS GREEN, NW11 7HQ

\*A LOVELY, NEWLY REFURBISHED 2 BEDROOM DUPLEX APARTMENT, ON THE 2ND AND 3RD FLOORS OF THIS MODERN BLOCK IN A MUCH SOUGHT AFTER DEVELOPMENT WITH CARETAKER. CLOSE TO GOLDERS GREEN, ABOUT 10 MINUTES WALK TO THE STATION AND SHOPS.

\*GOLDERS HILL PARK AND THE HEATH EXTENSION ARE EVEN NEARER.

\*THE FLAT IS AT THE TOP OF THE DEVELOPMENT, NEAR TO THE ENTRANCE TO THE DEVELOPMENT FROM WELLGARTH ROAD, AND BENEFITS FROM DOUBLE GLAZING AND GAS CENTRAL HEATING.

\*IT OFFERS THE LIVING ROOM AND KITCHEN, WITH A GUEST CLOAKROOM, ON THE ENTRANCE (2ND FLOOR) LEVEL WITH THE STAIRS LEADING UP TO 2 DOUBLE BEDROOMS, 1 WITH WALK IN WARDROBE, AND BATHROOM/WC ABOVE.

\*THE BLOCK PROVIDES COMMUNAL GARDENS AND SECURE UNDERGROUND PARKING FOR 1 CAR.

\*THERE IS THE BENEFIT OF GAS C/H

\*WE UNDERSTAND THE VENDOR HAS ALSO EXTENDED THE LEASE.

\*FLATS IN THIS BLOCK ARE RARELY AVAILABLE AND EARLY VIEWING IS STRONGLY ADVISED.

\*PRICE £499,950 LEASEHOLD (SUBJECT TO CONTRACT)

\*TENURE:

\*NEW LONG LEASE: - 164 YEARS (EXPIRES 24/12/2181)

\*GROUND RENT - £100 pa

\*SERVICE CHARGES - APPROX £3000 (TBC)

\*PRICE £499,950 LEASEHOLD (SUBJECT TO CONTRACT)

\*EPC RATING:

\*COUNCIL TAX BAND E