

**BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 6BB,
TEMPLE FORTUNE, NW11
£259,000, Leasehold**



BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

***1 BEDROOM FLAT ON THE GROUND FLOOR TO THE REAR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL BUS ROUTES.**

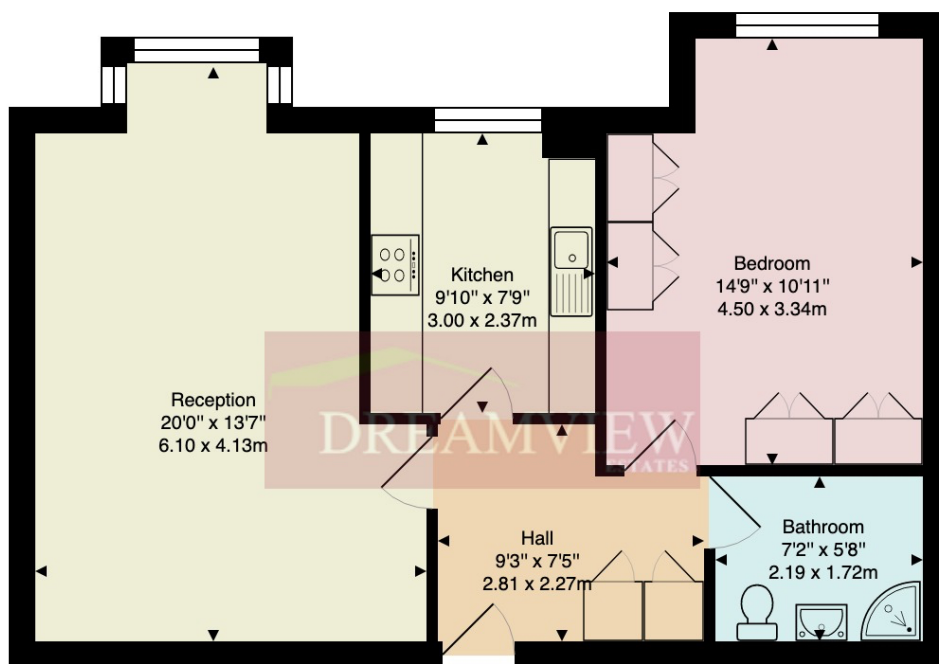
***THE FLAT, IS AT THE REAR OF THE BLOCK IS VACANT AND READY FOR IMMEDIATE OCCUPATION**

THE BLOCK PROVIDES A RESIDENT WARDEN, COMMUNAL LOUNGE AREA, NICE GROUNDS & RESIDENT PARKING.





Birnbeck Court NW11



Ground floor

Approx. Gross Internal Area: 578 ft² ... 53.7 m²

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

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

BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

*1 BEDROOM FLAT ON THE GROUND FLOOR TO THE REAR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING THE LAWNED AREA IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.

*THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

*THE ACCOMMODATION PROVIDES FOR 1 BEDROOM, LOUNGE, KITCHEN AND BATHROOM

*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 GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

*FLATS ARE ALWAYS POPULAR IN THIS DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS 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 – 113 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £5774 PA

*PRICE £259,000 LEASEHOLD