

BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 £240,000



NOT JUST A ROOM WITH A VIEW.....
*A WHOLE FLAT WITH A VIEW! OF THE GARDENS

*WE ARE PLEASED TO OFFER THIS 1 BEDROOM FLAT ON THE 1ST FLOOR OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (AGES OVER 55 YEARS) IN HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS & THE BUS ROUTES.

*THE FLAT HAS LOVELY VIEWS OVER THE COMMUNAL GARDENS





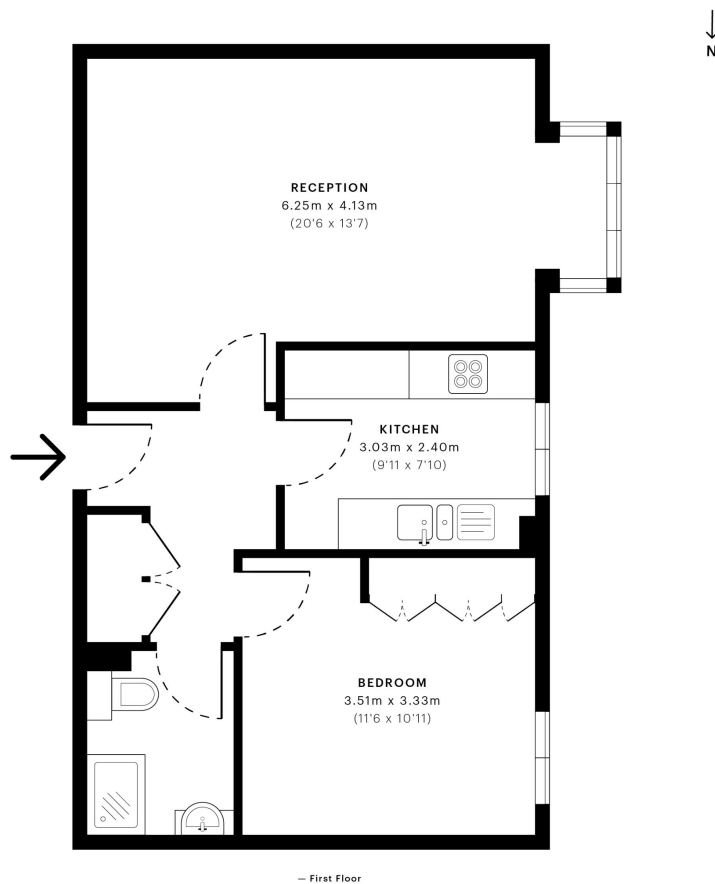


Birnbeck Court, NW11

CAPTURE DATE 01/05/2021 LASER SCAN POINTS 1,305,602


GROSS INTERNAL AREA

51.72 sqm / 556.71 sqft



— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
51.72 sqm / 556.71 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.78 sqm / 535.83 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.65 sqm / 568.72 sqft
IPMS 3C RESIDENTIAL 50.89 sqm / 547.76 sqft

SPEC ID 608bdlc07124610dd01d66b0

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

*NOT JUST A ROOM WITH A VIEW.... BUT A WHOLE FLAT WITH A VIEW!!!

*1 BEDROOM FLAT ON THE FIRST FLOOR 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 THE BUS ROUTES WITH LOVELY VIEWS OVER THE COMMUNAL GARDENS

*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 - 112 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £5774 2021/22

*PRICE £240,000 LEASEHOLD