

## **BIRNBECK COURT, 850 FINCHLEY ROAD, TEMPLE FORTUNE, NW11 £1,400 per month, For long let**



**PLEASE NOTE ! PLEASE NOTE!**

**\*THIS PROPERTY IS ONLY AVAILABLE FOR PERSONS AGED 55 YEARS AND OVER!!!!**

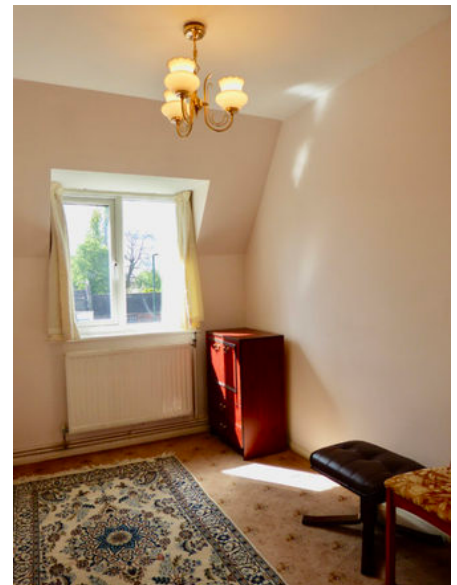
**\*A MEDICAL FORM WILL NEED TO BE COMPLETED AND AN INTERVIEW CARRIED OUT**

**\*A large TWO BEDROOM flat WITH BATHROOM AND SHOWER ROOM located on the first floor of this popular WARDEN ASSISTED purpose built "RETIREMENT" block with LIFT in the heart of Temple Fortune.**

**\*The property benefits from TWO BATHROOMS (one ensuite), EXTENSIVE FITTED WARDROBES to the master**

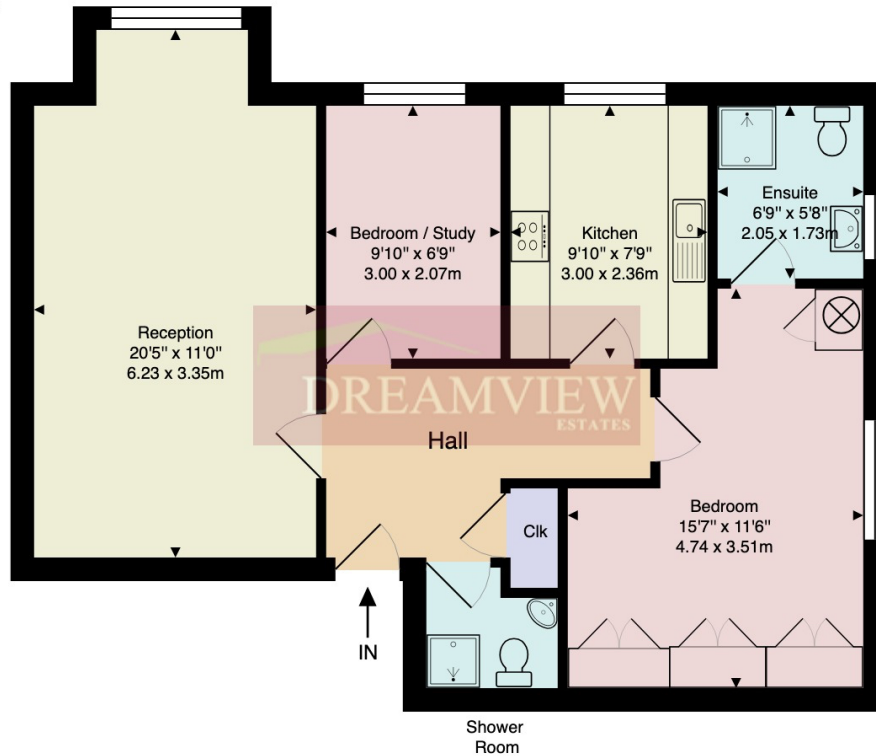






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	79
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Birnbeck Court NW11



### First Floor

Approx. Gross Internal Area: 672 ft<sup>2</sup> ... 62.5 m<sup>2</sup>

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

\*WARDEN ASSISTED BLOCK

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\*A large TWO BEDROOM flat with bathroom and shower room located on the first floor of this popular purpose built block in the heart of Temple Fortune.

\*The property benefits from TWO BATHROOMS (one en-suite), EXTENSIVE FITTED WARDROBES to the master bedroom, COMMUNAL GARDENS, DOUBLE GLAZING and OFF STREET PARKING.

£1450 PCM

COUNCIL TAX BAND E - £2078.99 (22/23)

EPC BAND D