

# **Courtney House Mulberry Close, NW4**



**Three bedrooms**

**Two toilets**

**Off street parking**

**Triple aspect reception  
room**

**Private balcony**

**Sole agents**

## **£599,950 SHARED FREEHOLD**

A large three bedroom flat located on the first floor of this popular purpose built block with a lift. The property benefits from a spacious triple aspect reception room with direct access to a private balcony overlooking communal gardens, two toilets, double glazing throughout, floor to ceiling fitted wardrobes to two bedrooms and is offered for sale on a chain free basis. Viewings via sole agents Alan Goldin Estates.

Although every effort is made to ensure these details are accurate all dimensions are approximate measurements and not guaranteed. Purchasers are encouraged to satisfy themselves as to their accuracy. Alan Goldin Estates is unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We also strongly recommend that buyers ensure that all legal aspects are fully investigated by a solicitor prior to purchase. We have not carried out tests on any appliances or equipment and therefore cannot verify that these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.

**ENTRANCE HALL:**

Video entry phone, three fitted storage cupboards.

**RECEPTION ROOM:**

**16'3 x 14'2 (4.95m x 4.32m)**

Triple aspect, door to private balcony.

**KITCHEN:**

**12'2 x 7'6 (3.74m x 2.54m)**

Range of wall and base units in a white finish, integrated eye level oven, space for freestanding cooker with integrated extractor overhead, space and plumbed for freestanding dishwasher, space and plumbed for freestanding washing machine, stainless steel sink with mixer tap and drainer, breakfast bar, fully tiled floor, part tiled walls.

**BEDROOM 1:**

**15'11 x 11'2 (4.85m x 3.4m)**

Floor to ceiling fitted wardrobes to one wall.

**BEDROOM 2:**

**12'3 x 8'4 (3.74m x 2.54m)**

Floor to ceiling fitted wardrobes.

**BEDROOM 3:**

**12'3 x 6'7 (3.73m x 2.0m)**

**BATHROOM:**

White three piece suite comprising of panelled bath with mixer tap and shower overhead, wash hand basin with mixer tap, low level W.C., tiled floor and walls, obscured window.

**TENURE:**

SHARED FREEHOLD and a lease of 125 years

**SERVICE CHARGES:**

We have been advised by the vendor that the service charge is approximately £3,500.00 per annum.

**PARKING:**

Off street parking.

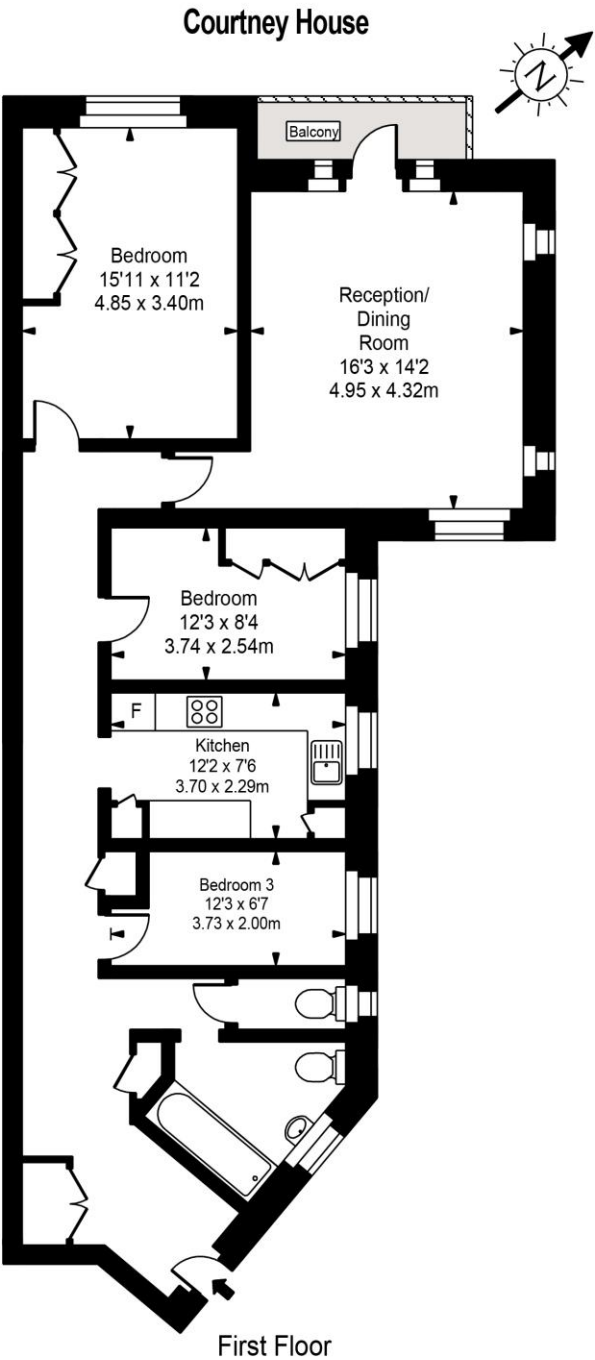
**COMMUNAL GARDENS:**

Well maintained communal gardens mainly laid to lawn.

**TOTAL APPROXIMATE FLOOR AREA:**

**1078 square feet (100.15 square metres)**





Approx Gross Internal Area    **1078 Sq Ft - 100.15 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)