

Birnbeck Court Finchley Road NW11



Temple Fortune

Entryphone system

Warden assisted

Good condition

One Bedroom

Close to all amenities

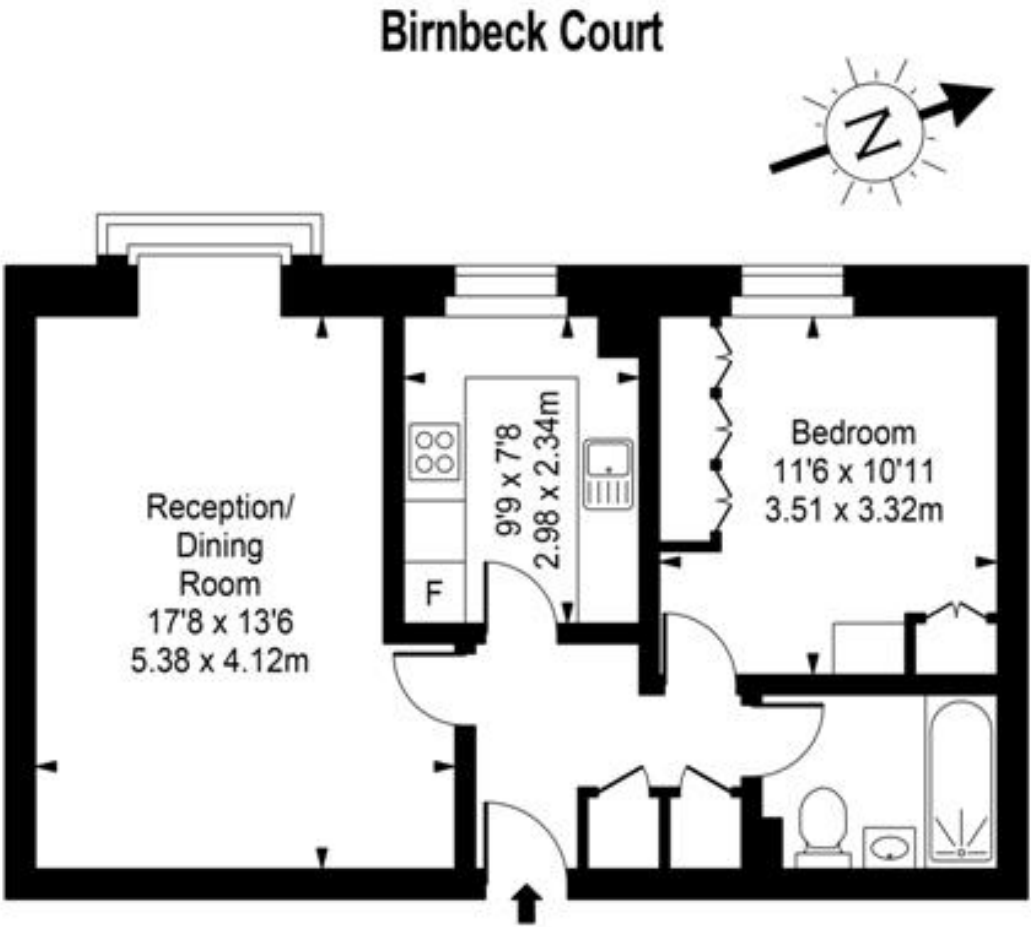
£299,950 LEASEHOLD

Alan Goldin Estates are pleased to offer this one bedroom warden assisted flat located in the heart of Temple Fortune moments from Waitrose and Marks and Spencer. 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.

Door to communal entrance area:

ENTRANCE HALL:	Storage cupboard, airing cupboard, video entry phone.
KITCHEN:	9'9 x 7'8 (2.98m x 2.34m) Range of white wall and base units, integrated oven, integrated four ring gas hob, plumbed for washing machine, space for freestanding fridge/freezer, stainless steel sink with drainer and mixer tap, wall mounted boiler.
RECEPTION ROOM:	17'8 x 13'6 (5.38m x 4.12m) Bay window.
BEDROOM:	11'6 x 10'11 (3.51m x 3.32m) Extensive range of floor to ceiling fitted wardrobes.
BATHROOM:	Suite comprising of panelled bath with shower overhead, low level W.C., wash hand basin with storage below, heated towel rail, tiled walls.
WARDEN:	24 hour warden on call.
GARDEN:	Well maintained communal gardens.
PARKING:	Un-reserved off street parking.
TENURE:	We are advised by the vendor the lease is in excess of 100 years.
SERVICE CHARGES:	We are advised by the vendor that the service charge is approximately £4,400.00 per annum.
GROUND RENT:	We are advised by the vendor that the ground rent is approximately £300.00 per annum.
TOTAL INTERNAL AREA:	Approximately 555 square feet (51.56 square metres)



Approx Gross Internal Area 555 Sq Ft - 51.56 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.