

# **Birnbeck Court Finchley Road NW11**



**Temple Fortune**

**Entryphone system**

**Excellent decorative order**

**Guest W.C.**

**Two bedrooms**

**Close to all amenities**

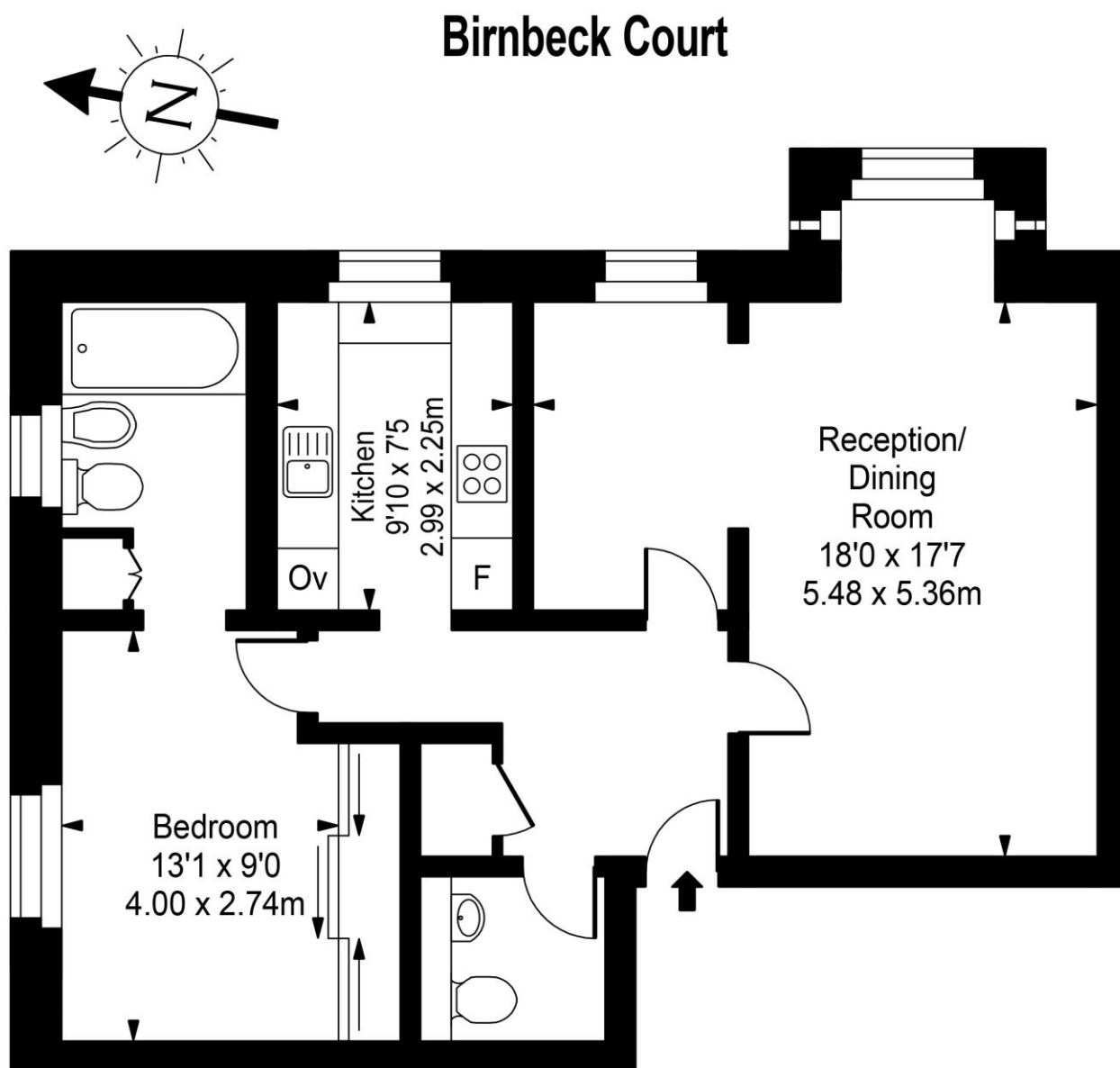
## **£499,950 LEASEHOLD**

Alan Goldin Estates are pleased to offer this modern two 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:

<b>ENTRANCE HALL:</b>	Storage cupboard, video entry phone.
<b>KITCHEN:</b>	<b>9'10 x 7'5 (2.99m x 2.25m)</b> Range of white gloss wall and base units, integrated eye level oven, integrated four ring gas hob with stainless steel extractor overhead, integrated dishwasher, integrated washing machine, integrated fridge/freezer, stainless steel sink with drainer and mixer tap, wall mounted boiler, tiled floor, part tiled wall.
<b>RECEPTION ROOM:</b>	<b>18'0 x 17'7 (5.48m x 5.36m)</b> Originally arranged as one reception room and second bedroom. Bay window.
<b>GUEST W.C.:</b>	Low level W.C., concealed cistern, heated towel rail.
<b>BEDROOM:</b>	<b>13'1 x 9'0 (4.0m x 2.74m)</b> Extensive range of floor to ceiling fitted wardrobes with sliding doors, door to en-suite bathroom.
<b>EN-SUITE BATHROOM:</b>	White four piece suite comprising of panelled bath with tiled side and shower overhead, low level W.C., wash hand basin with mixer tap, heated towel rail, fully tiled floor and walls, obscured window.
<b>WARDEN:</b>	24 hour warden on call.
<b>GARDEN:</b>	Well maintained communal gardens.
<b>PARKING:</b>	Un-reserved off street parking.
<b>TENURE:</b>	We are advised by the vendor the lease is in excess of 100 years.
<b>SERVICE CHARGES:</b>	We are advised by the vendor that the service charge is approximately £5,000.00 per annum.
<b>GROUND RENT:</b>	We are advised by the vendor that the ground rent is approximately £600.00 per annum.
<b>TOTAL INTERNAL AREA:</b>	<b>Approximately 706 square feet (65.59 square metres)</b>



Ground Floor

Approx Gross Internal Area    **706 Sq Ft - 65.59 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)