

Birnbeck Court Finchley Road NW11



2 Bedrooms

Passenger lift

Temple Fortune

Communal garden

Warden assisted

Off street parking

£449,950 LEASEHOLD

A large two bedroom flat located on the first floor of this popular WARDEN ASSISTED building, two bathrooms (one en-suite), off street parking, passenger lift, communal gardens. 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:	Video entry phone, access to loft, storage cupboard.
KITCHEN:	10'06 x 7'09 (3.2m x 2.4m) Range of wall and base units, boiler mounted on wall, stainless steel sink with mixer taps, integrated oven, electric hob with extractor above, space for free standing fridge/freezer.
RECEPTION:	18'04 x 11'02 (5.6m x 3.4m) Fireplace.
BATHROOM:	Fully tiled walls and floor, walk in shower, wash hand basin, low level W.C.
BEDROOM 1:	16'05 x 12'00 (5.0m x 3.6m) Extensive fitted wardrobes, space for dressing table, door to en-suite bathroom.
EN-SUITE BATHROOM:	Fully tiled walls and floor, bath with mixer taps, low level W.C. sink inset in vanity unit, radiator
BEDROOM 2:	9'09 x 6'10 (3.0m x 2.1.m) Fitted wardrobes
LEASE:	We have been advised by the vendor that there are more than 100 years remaining on the lease.
SERVICE CHARGE:	We have been advised by the vendor that this is approximately £5000.00 per annum.
GROUND RENT:	We have been advised by the vendor that this is approximately £600.00 per annum.
GARDEN:	Communal gardens.