



Eli-G are pleased to have been asked to market this beautiful apartment, The property is done up to very nice pleasant level & is a ready to move into property, Both bedrooms are particularly spacious with ample room for beds, cupboards & more, There is a fully fitted Kosher Kitchen with a double sink, lots of workspace/units & cupboards, Currently the layout is as a dining room leading onto a very spacious lounge/living room, Potentially the dining room can easily be closed off to create a third bedroom (TBC by the managing agents), The living room is spacious enough to be both the dining room lounge, There is a family toilet bathroom as well as a separate guest wc, Washing & dryer cupboard in the spacious hallway, The property further benefits from off street gated parking & a balcony, Share of Freehold, Service Charge £488 a month (hot water included), Lift in the block



Courtney House NW4  
 Total Area: 1049 ft<sup>2</sup> ... 97.4 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>81</b>	<b>85</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Address: Courtney House, Mulberry Close NW4