

## **BIRNBECK COURT, FINCHLEY ROAD, TEMPLE FORTUNE, NW11 £1,400 per month, For long let**



**1 BEDROOM FLAT ON THE STREET LEVEL  
(LOWER GROUND FLOOR) OF THIS VERY POPULAR  
WARDEN ASSISTED, RETIREMENT BLOCK IN THE  
HEART OF TEMPLE FORTUNE JUST BY ALL THE  
SHOPS**

**\*\*PLEASE NOTE AS MENTIONED THERE ARE AGE  
RESTRICTIONS OF 55 AND OVER AND ALL  
APPLICANTS WILL HAVE TO PROVIDE  
REFERENCING AND PASS A CAPABILITY INTERVIEW  
BY THE DIRECTORS OF THE BIRNBECK  
ASSOCIATION\*\***

**\*PLEASE NOTE PHOTOS TAKEN IN 2017**

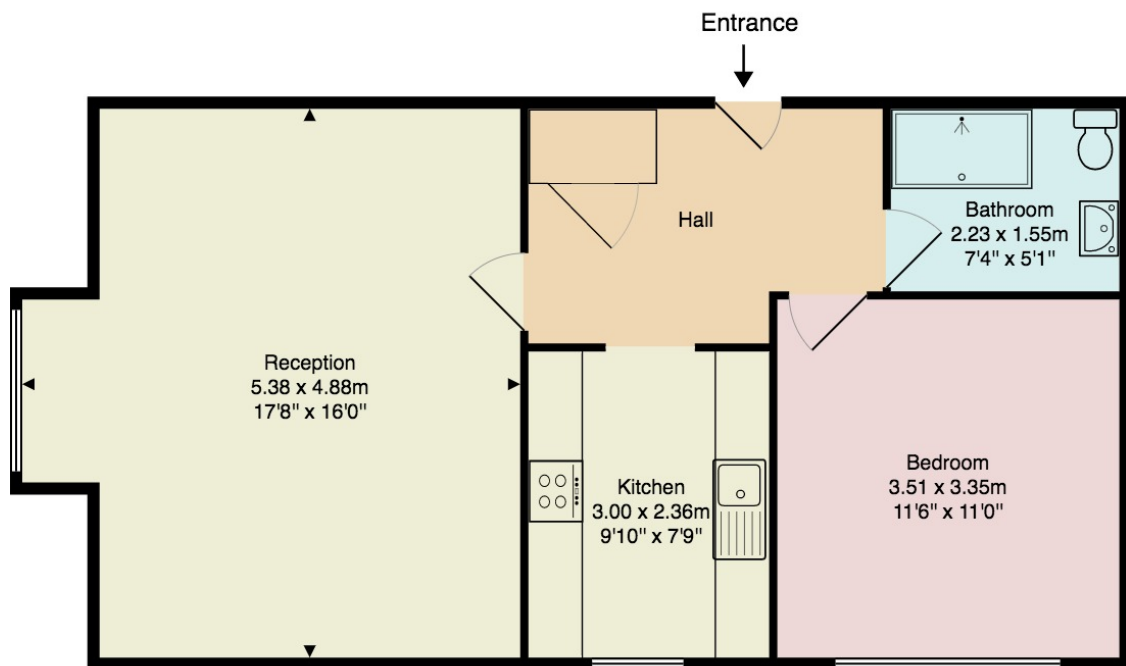




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Birnbeck Court



Ground Floor

Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>

Dimensions are approximate; for display purposes only. (c) Peninsula Surveys Ltd.

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

**\*\*PLEASE NOTE AS MENTIONED THERE ARE AGE RESTRICTIONS OF 55 AND OVER AND ALL APPLICANTS WILL HAVE TO PROVIDE REFERENCING AND PASS A CAPABILITY INTERVIEW BY THE DIRECTORS OF THE BIRNBECK ASSOCIATION\*\***

\*1 BEDROOM FLAT ON THE STREET LEVEL (LOWER GROUND FLOOR) OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.

\*THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

\*THE ACCOMMODATION PROVIDES FOR 1 BEDROOM, LOUNGE, KITCHEN AND SHOWER ROOM

THE BLOCK PROVIDES A RESIDENT WARDEN, COMMUNAL LOUNGE AREA, NICE GROUNDS AND RESIDENT PARKING.

\*IT IS SITUATED DIRECTLY ON THE FINCHLEY ROAD AND IMMEDIATELY ADJACENT TO ALL LOCAL SHOPS SUCH AS MARKS & SPENCERS AND WAITROSE ALONG WITH A BUS ROUTE THAT STOPS DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

\*FLATS ARE RARELY AVAILABLE IN THIS POPULAR DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS SOLE AGENTS - DREAMVIEW ESTATES

\*PLEASE CALL US ON 020 8455 0055

\*PLEASE NOTE PHOTOS TAKEN IN 2017