

For Sale 1 bed flat



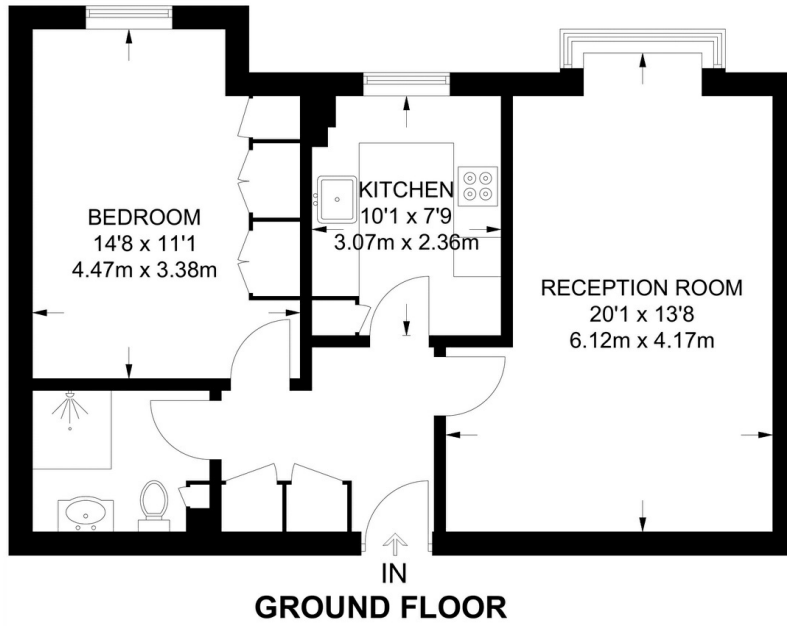
- › AGE RESTRICTED
- WARDEN ASSISTED
- BLOCK FOR 55 AND OVER
- › 1 BEDROOM
- › GROUND FLOOR
- › LOUNGE
- › FITTED KITCHEN

!WARDEN ASSISTED BLOCK - !FOR AGE 55 PLUS ONLY! *PLEASE NOTE !!!! - AGE RESTRICTION - OVER 55s ONLY *1 BEDROOM FLAT ON THE GROUND FLOOR IN 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





APPROXIMATE FLOOR AREA = 597 SQ FT / 55.5 SQ M
INCLUDING LIMITED USE AREA (3 SQ FT / 0.3 SQ M)



BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

*WARDEN ASSISTED BLOCK - FOR AGE 55 PLUS ONLY!

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

*THE ACCOMMODATION PROVIDES 1 BEDROOM, LOUNGE, KITCHEN AND BATHROOM WITH WALK IN SHOWER

*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 ROUTES THAT STOP DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

*FLATS ARE ALWAYS POPULAR IN THIS DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS AGENTS - DREAMVIEW ESTATES

*PLEASE CALL US ON 020 8455 0055

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

*LEASE – 108 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £5974 PA



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020 8455 0055

best
agent

*COUNCIL TAX BAND E - £2135 (2022/23)

*EPC BAND C

*PRICE £210,000 LEASEHOLD



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