

Courtleigh, Bridge Lane, London, NW11

£450,000

Set in a well-maintained block in Temple Fortune, this bright and spacious first-floor apartment offers two double bedrooms (one with built-in wardrobes), a modern bathroom with both bath and shower, and a contemporary kitchen with integrated appliances. The reception room opens to a private balcony and there's access to a shared balcony from the kitchen.

Located quietly near the high street, the apartment is a short walk to local shops, cafés, restaurants, and transport links, including Golders Green station (Northern Line, Zone 3), as well as major roads and airports. Brent Cross Shopping Centre is just minutes away by car. The property is also within the catchment area for excellent schools, making it ideal for both professionals and families.

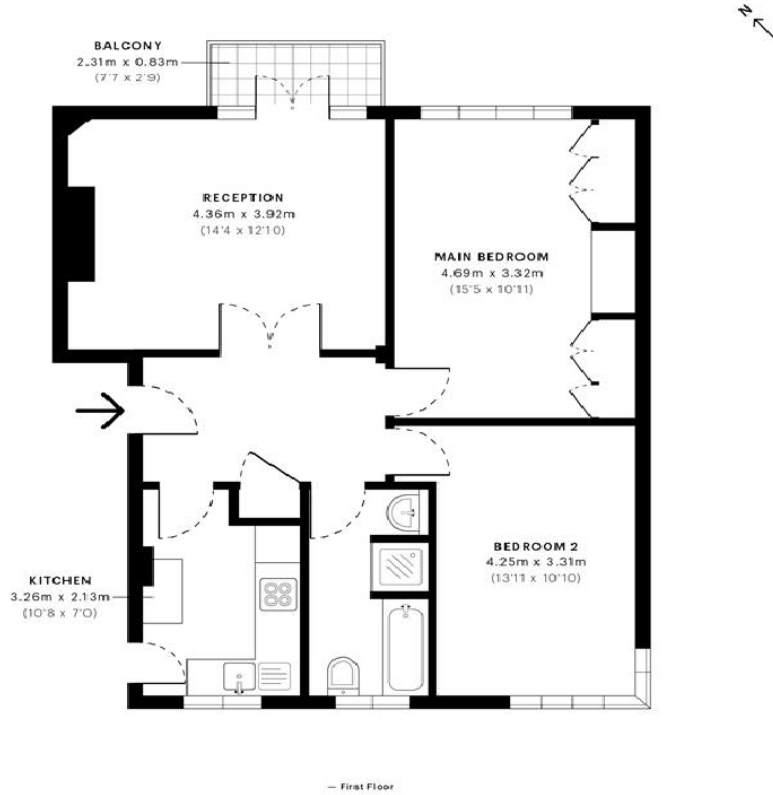


- Balcony
- Two Bedrooms
- 979 Year Lease
- Gas Central Heating
- Excellent Schools
- Service Charge £3296 pa










GROSS INTERNAL AREA (GIA)
at Footprint of the property
1.76 sqm / 607.07 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements up to 1900mm finished height
61.25 sqm / 659.29 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.91 sqm / 20.56 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	73	80
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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