



## Britten Close, NW11 7HQ

£499,000 Leasehold

- Dual Aspect Two Bedroom Apartment
- Central Heating
- Reception Room
- Fitted Kitchen
- Two Bathrooms
- Long Lease
- Large Communal Garden
- Allocated Secure Parking
- EPC Rating C



We are delighted to bring to the market this Two Bedroom, Two Bathroom First Floor Apartment, situated in an attractive development convenient for both Hampstead Heath Station and Golders Green shopping & transport facilities. Gas Central Heating, Reception Room, Fitted Kitchen, Secure Allocated Parking, Long Lease. Chain Free Sale

### Communal Entrance

Entryphone, stairs to first floor.

### Entrance Hall

21' 0" x 2' 6" (6.40m x 0.76m) Laminate flooring, fitted cupboard.

### Reception Room

20' 5" x 9' 0" (6.22m x 2.74m) max. Laminate flooring, radiator, spot lights, window, open doorway to Kitchen:

### Fitted Kitchen

13' 10" x 7' 7" (4.22m x 2.31m) Matching fitted wall and base units, double bowl stainless steel sink & drainer, gas hob, extractor, double oven, window, tiled floor.

### Bedroom One

13' 11" x 13' 3" (4.24m x 4.04m) Fitted cupboard, radiator, spot lights, laminate flooring, window.

### Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m) Radiator, laminate flooring, double aspect windows, door to En Suite:

### En Suite Tiled Bathroom

Bath, basin, wc, radiator.

### WC

6' 0" x 4' 0" (1.83m x 1.22m) Cloakroom with wc.

### Shower Room

7' 2" x 6' 4" (2.18m x 1.93m) Shower cubicle, wc, wash hand basin.

### Large Communal Gardens & Allocated Parking

Well kept grounds, secure under cover parking.

### Long Lease

Lease expiring 23 Dec 2181. (160 years remaining)  
Ground Rent £70. 20p per annum.  
Service Charges approx £3,000 per annum.

### Additional Information

Council Tax Band E. London Borough of Barnet.  
Broadband: Super-fast 80Mbps  
Mobile: EE 02 Three Vodafone.

### DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

