



GARRICK PARK, LONDON, NW4
£485,000 LEASEHOLD

TWO BEDROOM APARTMENT WITH LONG LEASE

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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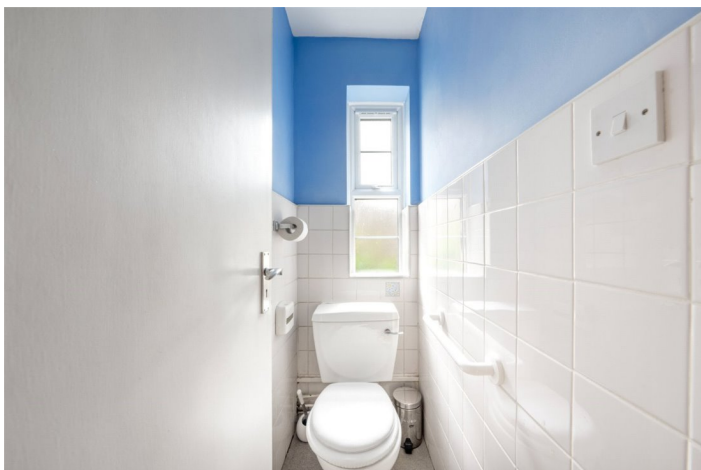


DESCRIPTION: Nestled in a vibrant and convenient neighbourhood, this generously proportioned two-bedroom ground floor flat offers an excellent opportunity for those looking to create their dream home. With a long lease and a layout that promises versatility, this property is brimming with potential. The flat boasts two spacious bedrooms, each providing ample space for relaxation and rest. The expansive living area is ideal for entertaining guests or enjoying quiet family evenings. Enjoy easy access with the benefits of ground floor living, including a seamless indoor-outdoor flow. This property is a blank canvas, awaiting your personal touch to transform it into a modern haven. Situated close to an array of shops, transport links, and essential amenities, you'll have everything you need right at your doorstep. Additional benefits include a spacious garage with potential for gym or workshop fit out, small privately owned south facing garden and allocated parking area at side of the flat. An internal viewing is a must.



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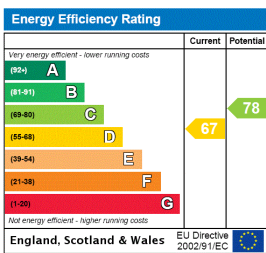
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.73 SQ M / 847 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE 92.07 SQ M / 991 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 933 year and 3 months

Service Charge: £350 per quarter

Ground Rent: Not payable

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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