



- **GROUND FLOOR**
- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **KOSHER KITCHEN**
- **PREMIER LOCATION**
- **SAFE AND SECURE**
- **SECURE GARAGE**

**RAFFLES HOUSE, BRAMPTON GROVE, NW4  
OFFERS IN EXCESS OF £450,000 LEASEHOLD  
(CHAIN FREE) THREE-BEDROOM, TWO-BATHROOM GROUND FLOOR FLAT**

**Tenure:** Leasehold

**Term:** Approx 980 year and 7 months

**Service Charge:** Approx £3000 per annum

**Ground Rent:** N/A

**Council Tax Band:** E

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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#### DESCRIPTION:

Situated on the sought-after Brampton Grove, this beautifully refurbished three-bedroom, two-bathroom ground-floor flat offers modern living in a prime Hendon location. The property boasts a bright and airy interior, with high-quality finishes throughout, making it an ideal home for families and professionals alike. The spacious reception room is filled with natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The modern kosher kitchen is well-equipped with high-end appliances and generous storage, catering to all culinary needs. The flat features three well-sized bedrooms, providing ample living space. The two contemporary bathrooms are finished to a high standard with stylish fixtures and fittings. Comes with secure dry garage for parking or storage.



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Raffles House, 67 Brampton Grove, London, NW4 4BU

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 81.87 SQ M / 881 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 81.87 SQ M / 881 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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