



BRITTEN CLOSE, LONDON, NW11
£545,000 LEASEHOLD

AN EXCEPTIONAL 2 BEDROOM, 2 BATHROOM APARTMENT.

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

2 BEDROOMS / 2 BATHROOM / RAISED GROUND FLOOR
WEST FACING BALCONY / UNDERGROUND SECURE PARKING /
LONG LEASE / CHAIN FREE / EPC: D / COUNCIL TAX BAND: E



DESCRIPTION:

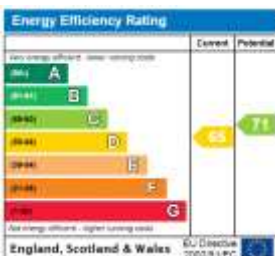
We are delighted to offer this recently decorated and updated 2 bedroom, 2 bathroom (1 en-suite) apartment in this most sought-after of blocks, adjacent to the Hampstead Heath extension.

Britten Close is located off Wellgarth Road and is therefore only a short distance from central Golders Green and of course the northern line tube station thereby located. Access to Hampstead is also within close proximity as is Golders Hill Park.

The apartment is situated on the raised ground floor and has a large balcony/terrace off the living room which overlooks the central courtyard. There are also communal gardens. Of particular note is the fact that both bedrooms are doubles and there is also a second bathroom. From a security point of view, the block shares a daytime caretaker (servicing the Britten Close and Chandos Way Estate), an entry phone system plus there is allocated underground parking behind security gates for 1 car.

The flat is offered with a long lease and is chain free with immediate possession if required.

Viewing is strongly recommended.



Tenure: Leasehold

Term: 157 year and 6 months

Service Charge: £3,243.44 per annum

(£ 779.00 contribution to reserves included in the service charge demand)

Ground Rent: £140.40 Annually (subject to increase)

Council Tax Band: E

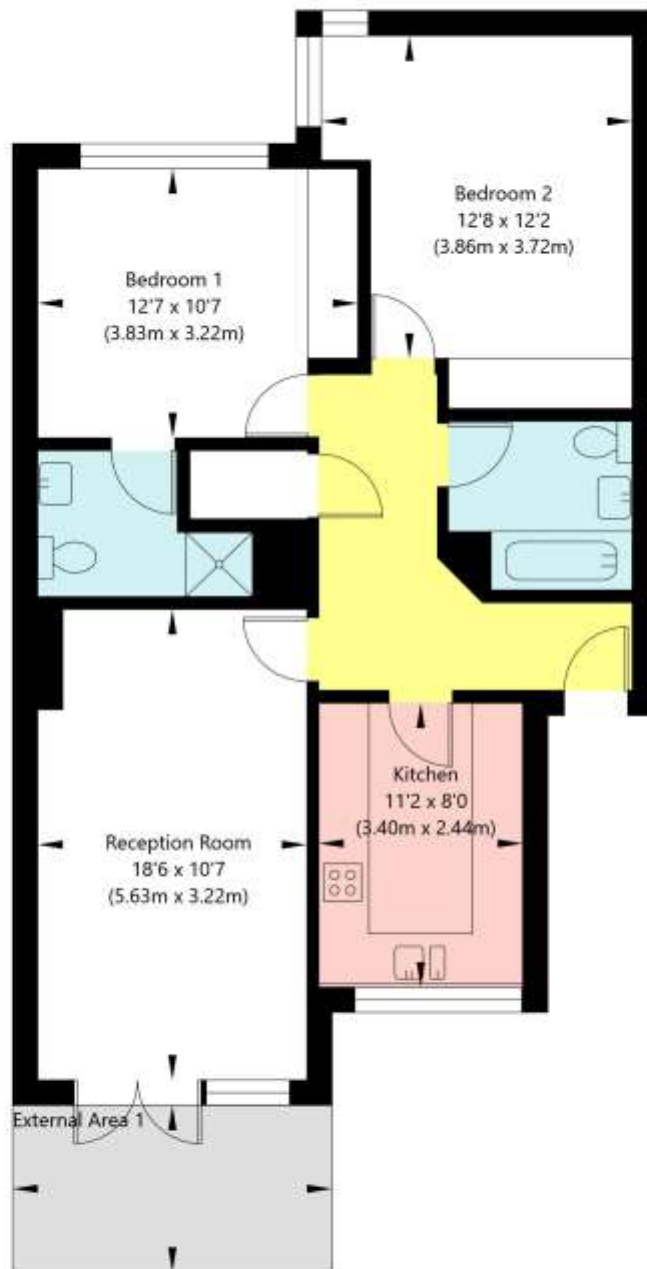
Where no figures are shown, we have been unable to ascertain the information.

All figures that are shown were correct at the time of printing.



Britten Close, London NW11

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 74.44 SQ M / 801 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 74.44 SQ M / 801 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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