



ELSINORE GARDENS, NW2
£700,000 FREEHOLD

A Contemporary 2 Bedroom Freehold House in this Quiet, Gated Residential Development

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**2 DOUBLE BEDROOMS/ GATED DEVELOPMENT/ PRIVATE PARKING
CLOSE TO AMENITIES/ CHAIN FREE /EPC : C /COUNCIL TAX BAND: F**



DESCRIPTION:

We are delighted to offer this attractive two story 2 bedroom contemporary house located within a quiet gated residential development.

Elsinore Gardens is located off Purley Avenue and is part of the Hamlet Square development built circa 1990.

Accommodation comprises on ground floor a large living room with double doors onto a private garden, a fitted kitchen plus a guest WC off the entrance hallway. On the first floor there are 2 equally spacious double bedrooms and a family bathroom. The private garden to the rear extends, to approximately 35' to the front of the house is brick driveway with parking for 1 car.

Located between Child's Hill and West Hampstead, the position is excellent for access to transport facilities at the new Brent Cross West Thamelink station (St Pancras in 12 minutes) and Golders Green (Northern Line tube). There are excellent additional local leisure facilities and of course Brent Cross shopping centre. The property is sold chain free.

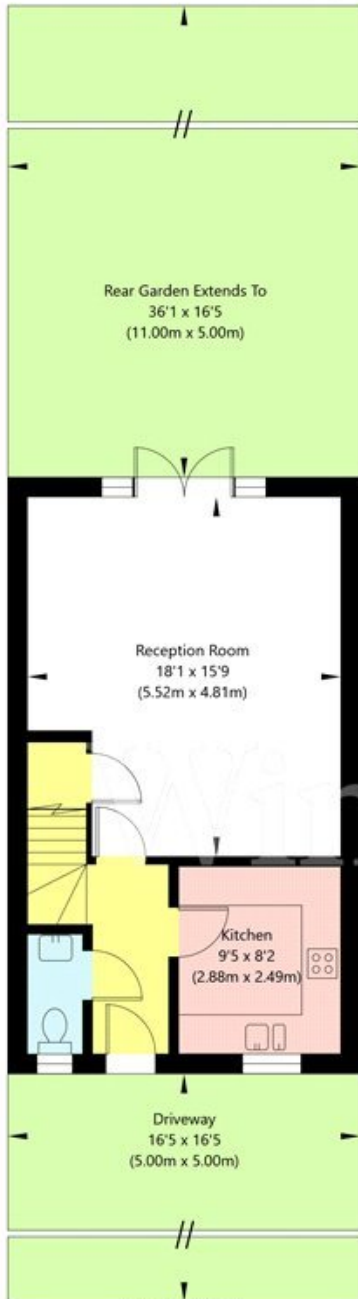
Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		87
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

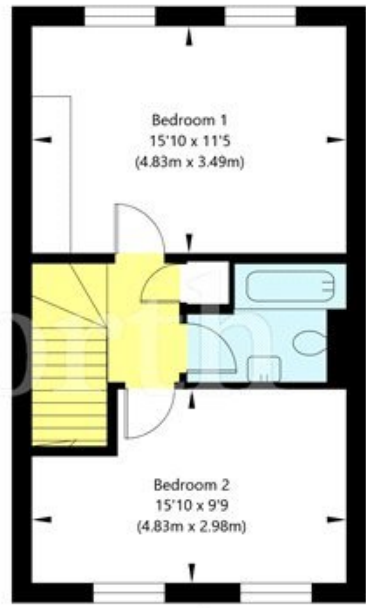
Tenure: Freehold
Council Tax Band: F



Elsinore Gardens, London NW11 1SS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.13 SQ M / 443 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.3 SQ M / 445 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 82.43 SQ M / 888 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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