



CORRINGHAM COURT, CORRINGHAM ROAD, NW11
£510,000 LEASEHOLD

**A WONDERFULLY LOCATED 2 DOUBLE
 BEDROOM APARTMENT RIGHT ON THE**

**2 DOUBLE BEDROOMS/ LARGE LOUNGE &
 DINING ROOM/ 1ST FLOOR/ PARKING/
 EXCEPTIONAL COMMUNAL GARDENS/
 CLOSE TO GOLDERS GREEN/ CHAIN FREE/
 EPC RATING: C/ COUNCIL TAX BAND:
 BARNET E**



DESCRIPTION:

Located off Corringham Road, approached by a private driveway is this highly desirable 2 bedroom 1st floor apartment, with bright and spacious rooms, set within tranquil surroundings and with a fabulous communal garden.

Corringham Road is located within 1/4 mile of central Golders Green and is situated adjacent to the Hampstead Heath Extension. It could not be better!! The apartment is located on the 1st floor (no lift) and has a fabulous 22'4 x 11'6 living room with large windows overlooking the communal gardens. The flat also has the benefit of a separate kitchen, 2 double bedrooms and a shower room with a separate WC.

In addition to the communal gardens at the rear, the flat has an allocated parking space to the front of the block.

The overall condition of the flat is good although not modern. The standout features being primarily the location, the size of the living room and the two double bedrooms.

This is an excellent flat and one we anticipate will be much desired. It is being sold chain free.

Viewing is highly recommended.

Long Lease

S/C 29/09/2024 - 24/12/2024 (1/4 Yr) £852.93

Reserve Fund 29/09/2024 - 24/12/2024 (1/4 Yr) £823.07

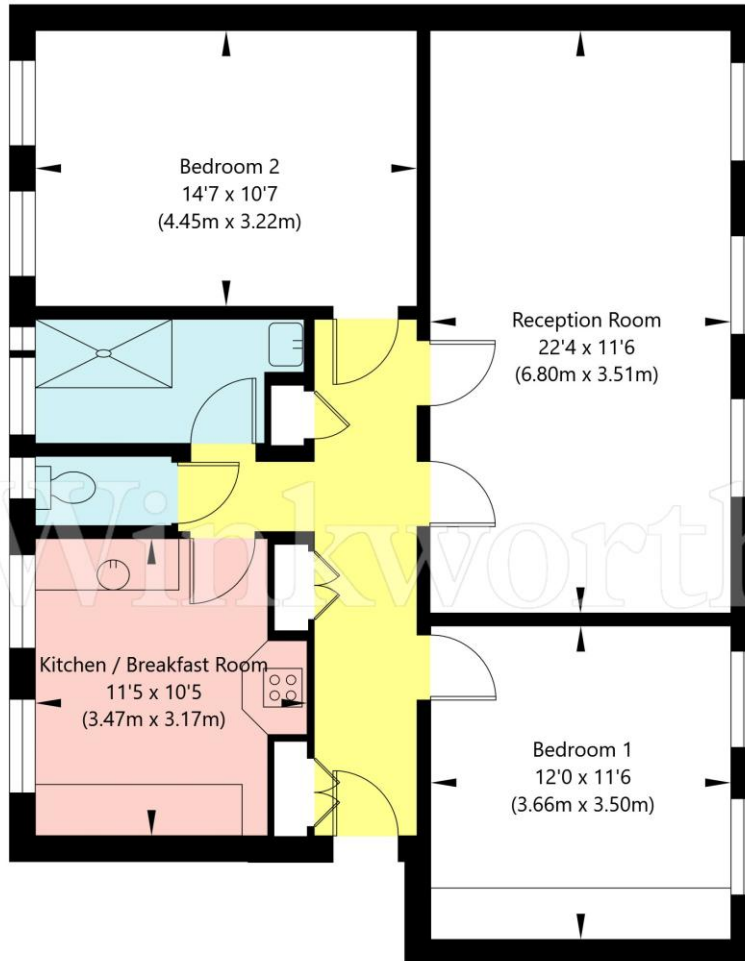
GR TBC

Energy Efficiency Rating		
How energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		83
C (71-80)	75	



Corringham Court, Corringham Road, London NW11 7BY

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.45 SQ M / 866 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 80.45 SQ M / 866 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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