



ABBOTSFORD COURT, LAKESIDE DRIVE, NW10
£415,000 LEASEHOLD

Lease: 999 years from 03/06/2013 (approx. 988 years remaining)

Ground Rent: £325 per annum

Service Charge: £2,300 - £2,500 per annum

(information supplied by vendor)

EPC: Band B

Council Tax: Band D

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DESCRIPTION:

Spacious two bedroom apartment in the popular Abbotsford Court which is offered to the market with no onward chain. This contemporary flat comprises a dual aspect open-plan reception room with fully-equipped kitchen, two well-proportioned bedrooms, modern bathroom and plenty of built-in storage space. The property further benefits from a private balcony and lift access. Situated on Lakeside Drive, the property is ideally positioned for transport links into Central London. Not only are the A40 and North Circular nearby, but also the Piccadilly Line at Park Royal Station and Central Line at Hanger Lane Station. Close to amenities and parks, this is a perfect opportunity of a first time purchase as well as comfortable upsize/downsize option.



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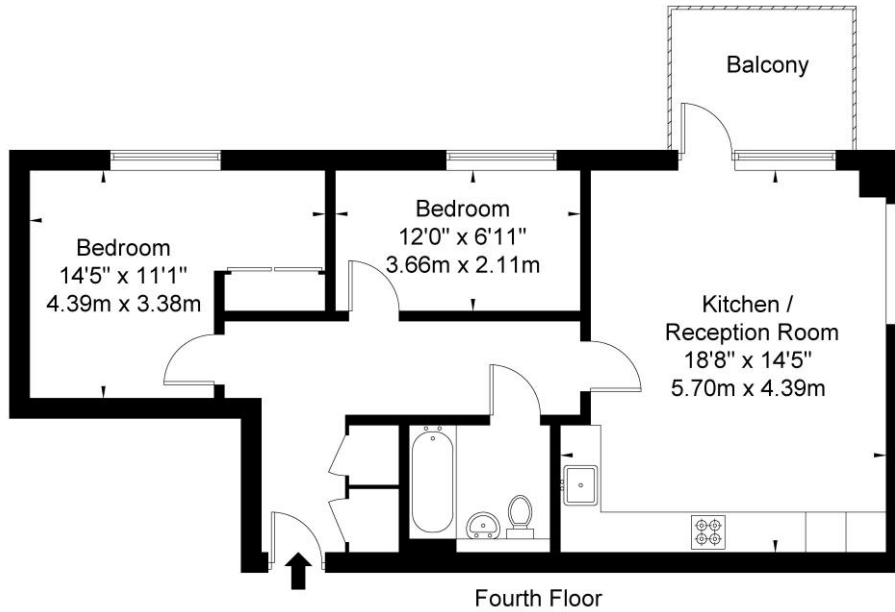


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Abbotsford Court, Lakeside Drive, NW10 7FZ

Approx Gross Internal Area = 64.7 sq m / 696 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(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	

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