



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

RAFFLES HOUSE, BRAMPTON GROVE, NW4
OFFERS IN EXCESS OF £399,000 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.

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



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.



Winkworth

for every step...

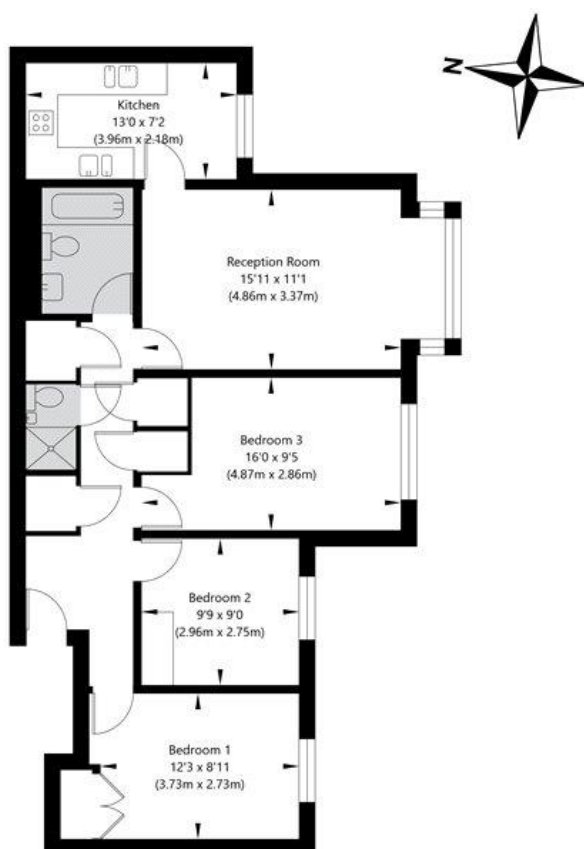


Winkworth

for every step...

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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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	
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	63
E (51-60)	
F (41-50)	
G (31-40)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.