



PORTSDOWN AVENUE, TEMPLE FORTUNE, NW11  
**£575,000 LEASEHOLD**

**TWO BED TWO BATH GROUND FLOOR FLAT  
WITH DIRECT ACCESS TO A STUNNING  
PRIVATE REAR GARDEN...**

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

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## DESCRIPTION:

We are delighted to offer this two-bedroom ground floor flat with direct access to a stunning private rear garden.

Portsdown Avenue is located between Golders Green Road and Finchley Road and is situated close to all shops, local amenities and transport facilities both in Golders Green and Temple Fortune. Accommodation comprises, two double bedrooms, two bathrooms (one ensuite) a guest WC, a large living room and a separate fully built in kitchen. The private rear garden measures approximately 49' x 24'.

A major benefit of the flat is that it has a long lease and low outgoings. That combined with high ceilings, bright and spacious rooms and a separate kitchen make this a perfect flat for someone looking to downsize or for a young family looking for a large flat with outside space.

Viewing is highly recommended.

## AT A GLANCE

- GROUND FLOOR WITH DIRECT ACCESS TO GARDEN
- TWO BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- OWN ENTRANCE
- LEASEHOLD
- CHAIN FREE
- EPC RATING: E
- COUNCIL TAX BAND: E





## Portsmouth Avenue, London NW11 0ND

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 70.34 SQ M / 757 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.34 SQ M / 757 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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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.

**Tenure:** Leasehold

**Term:** 150 year and 11 months

**Service Charge:** Only Building insurance TBC

**Ground Rent:** £5 PA

**Council Tax Band:** D

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.

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