



**RAFFLES HOUSE, LONDON, NW4**  
**£495,500 LEASEHOLD**

**THIS IS A LARGER THAN AVERAGE FOURTH FLOOR APARTMENT (WITH LIFT) OFFERING BRIGHT AND SPACIOUS LIVING**

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## DESCRIPTION:

This is a larger than average fourth floor apartment (with lift) offering bright and spacious living accommodation, consisting of three double bedrooms, family bathroom, large reception room, separate fully fitted kitchen together with a substantial amount of storage space. Other benefits include: residents car park, garage, long leasehold, lift and well maintained communal gardens.

Raffles House is a sought after purpose built block on Brampton Grove, close to the junction of The Burroughs. The location is fantastic and very convenient for Hendon Central tube and local amenities.

Viewing is highly recommended

EPC: C

## AT A GLANCE

- POPULAR PURPOSE BUILT BLOCK
- THREE WELL SIZED BEDROOMS
- LARGE LIVING ROOM WITH SEPARATE KITCHEN
- NEWLY REFURBISHED
- GARAGE
- LONG LEASEHOLD

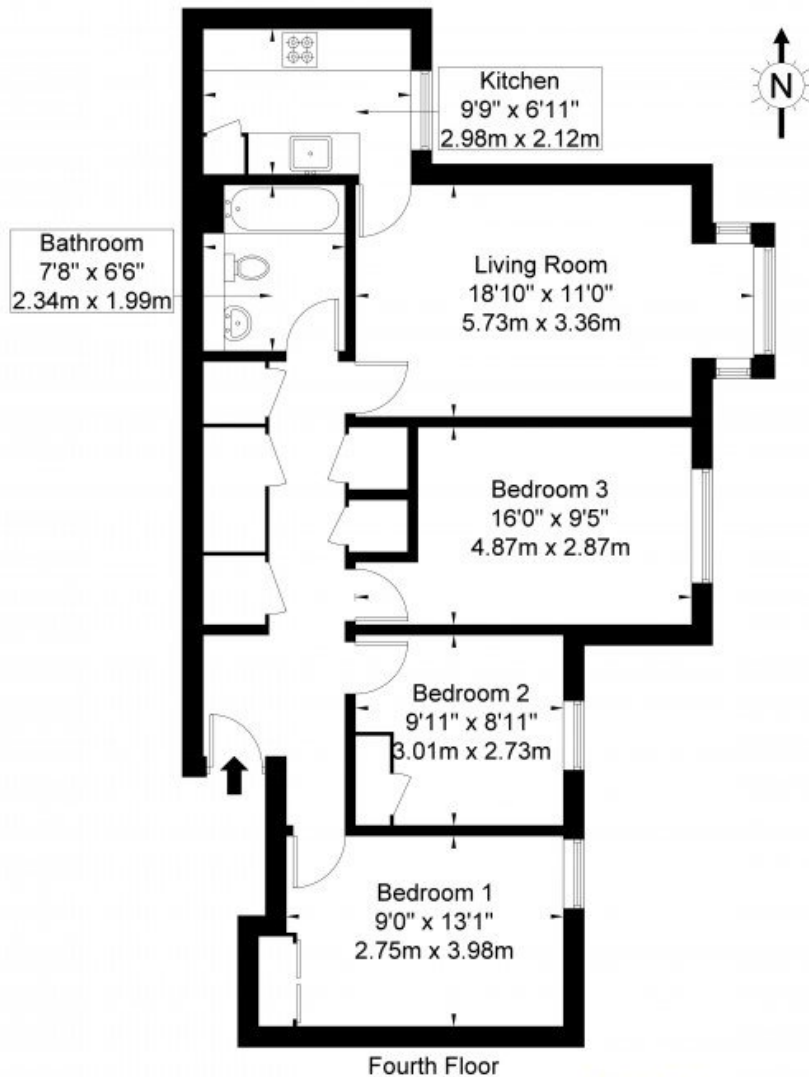






# Raffles House, Brampton Grove, NW4 4BU

Approx. Gross Internal Area = 79 sq m / 850 sq ft



Ref

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**BLEU  
PLAN**

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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			



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