



HALLSWELLE ROAD, NW11
£525,000 LEASEHOLD

An attractive garden flat right in the centre of Temple Fortune

2 Bedrooms/ Private Rear Garden/ Off Street Parking for 1 Car/
Modern Kitchen and bathroom/ Low Outgoings
Long Lease/ EPC Rating: D



DESCRIPTION:

An excellently maintained and modernised 2 bedroom ground floor flat, located in the centre of Temple Fortune adjacent to all local shops and with easy transport reach of Golders Green.

Hallswelle Road is situated between the Finchley Road and Bridge Lane, and is an attractive residential street of houses and flats.

Access to the flat is via its own front door and there is off street parking provisions for 1 car. To the front of the flat is a large master bedroom with bedroom 2 overlooking the private rear garden. The kitchen is bright and modern and is accessed via the living room. The secluded and lawned rear garden is approached via the kitchen.

This is an attractive garden flat with low maintenance in an excellent condition.

Viewing is highly recommended.

Lease: 112 years remaining

SC: Nil

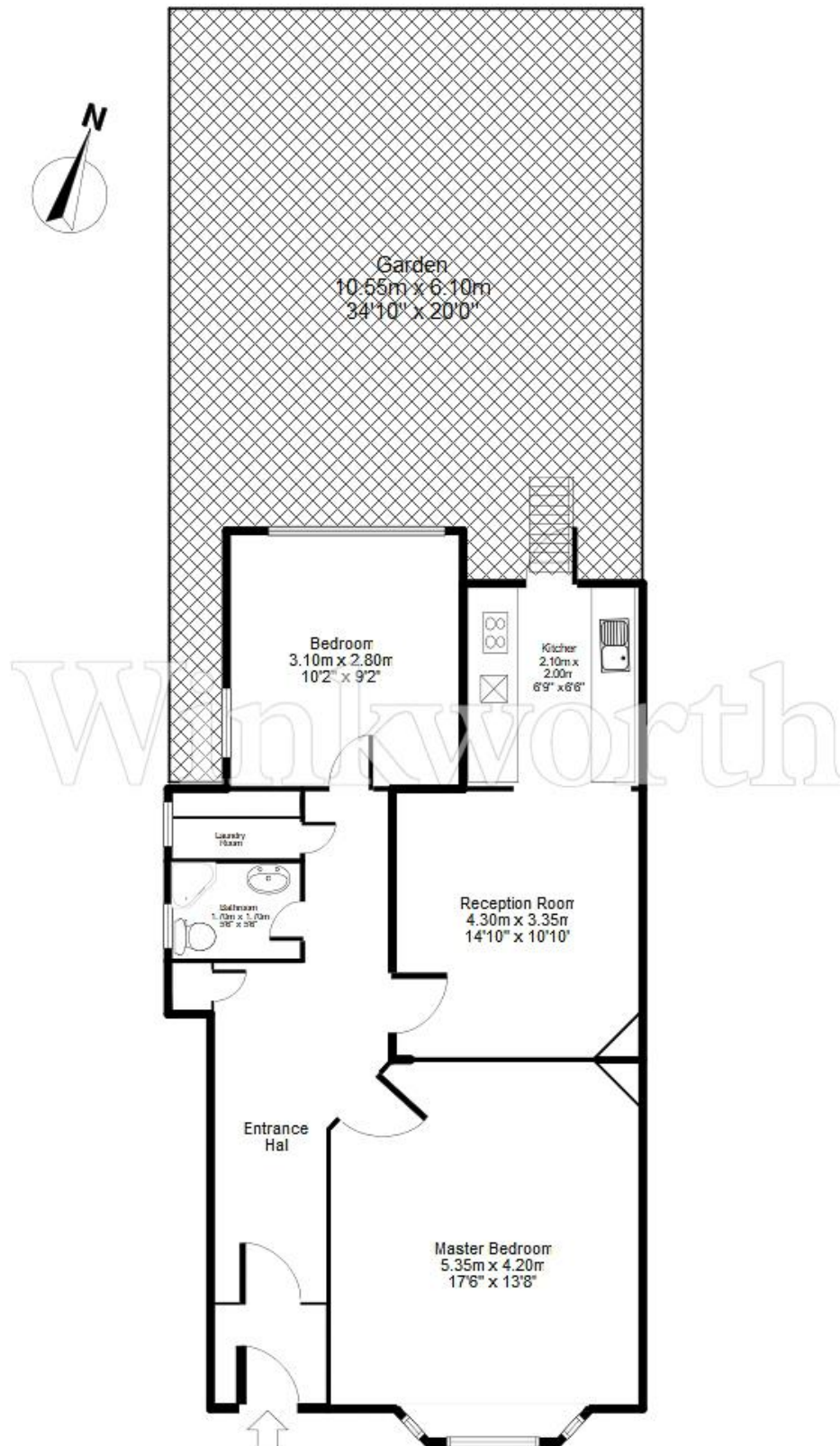
GR: £250 per annum

There is an insurance cost of £750 pa (approx.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Bedroom ground floor flat Hallswelle Road, London, NW11



Total approx internal floor area 63m² (678sq.ft).
This floor plan is for illustrative purposes only and should be used only for this purpose by prospective applicants as it is not to scale.