



**BODIAM COURT, 4 LAKESIDE DRIVE, LONDON, NW10**  
**£625,000 LEASEHOLD**

EPC: Band B  
Council Tax: Band D

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## DESCRIPTION:

Expansive three bedroom apartment in the popular Bodiam Court. This contemporary flat comprises a dual aspect open-plan reception room with fully-equipped kitchen and breakfast bar, three well-proportioned bedrooms, two modern bathrooms and plenty of storage space. The property further benefits from a private balcony, lift access and secure parking. 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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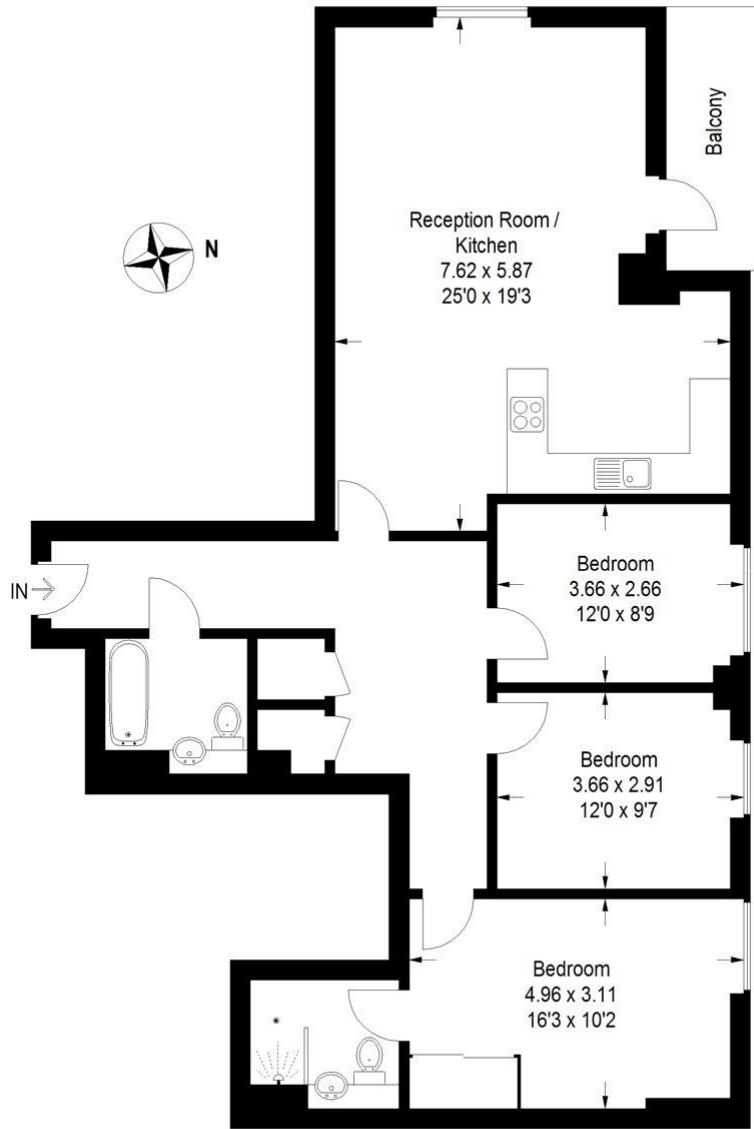


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# 71 Bodiam Court, 4 Lakeside Drive, NW10 7GD

Approximate Gross Internal Area  
101.9 sq m / 1097 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 475819)

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) <b>A</b>			
(81-91) <b>B</b>		85	85
(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		EU Directive 2002/91/EC	

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