



AMBASSADOR COURT, LONDON, NW4
£900,000 SHARE OF FREEHOLD

**AN ATTRACTIVE, BRIGHT AND SPACIOUS
THREE BEDROOM SECOND FLOOR APARTMENT
WITHIN MINUTES' WALK OF HENDON PARK**

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DESCRIPTION:

This is an attractive apartment presented in excellent decorative order throughout and providing bright and spacious living accommodation extending to c. 1,425 sq. ft. The property comprises a large entrance hall, double reception leading onto third bedroom/study, spacious master bedroom with fitted wardrobes and en-suite bathroom, second double bedroom, separate fully fitted kitchen and a family bathroom.

The property is well positioned, being close to shopping facilities, local amenities, transport links and within minutes' walk of Hendon Park.

Viewing is highly recommended

EPC: B

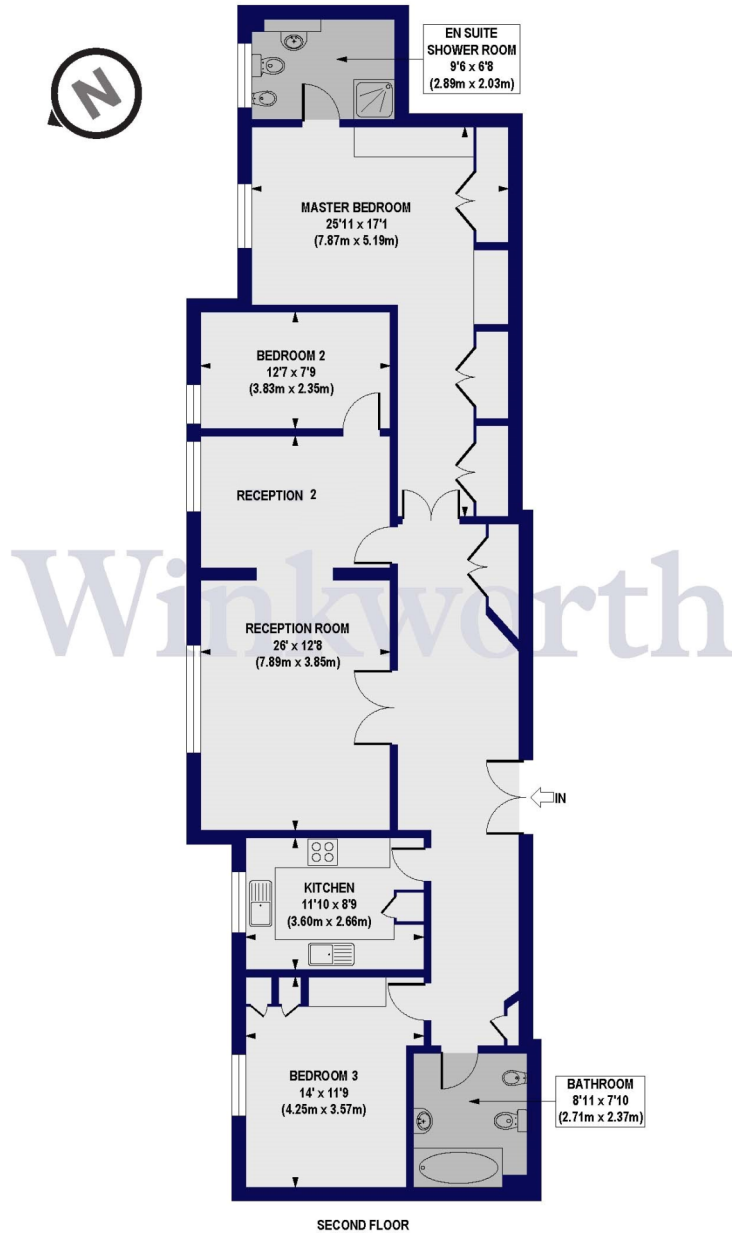
AT A GLANCE

- WELL PRESENTED THREE BEDROOM SECOND FLOOR APARTMENT WITH LIFT ACCESS
- LOCATED WITHIN A POPULAR PURPOSE BUILT BLOCK
- SEPARATE FULLY FITTED KITCHEN
- GARAGE
- COMMUNAL GARDENS
- SHARE OF FREEHOLD





Ambassador Court, Century Close, NW4
Approx. Gross Internal Floor Area 1425 sq. ft / 132.42 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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-)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	