



BRITTEN CLOSE, NW11 £275,000 FREEHOLD

DESCRIPTION:

This well presented 1-bedroom raised ground floor flat in Britten Close, NW11, is a perfect investment or ideal home for young professionals seeking modern living in a highly sought-after location.

The open-plan kitchen and reception area create flexible space for both relaxation and entertaining.

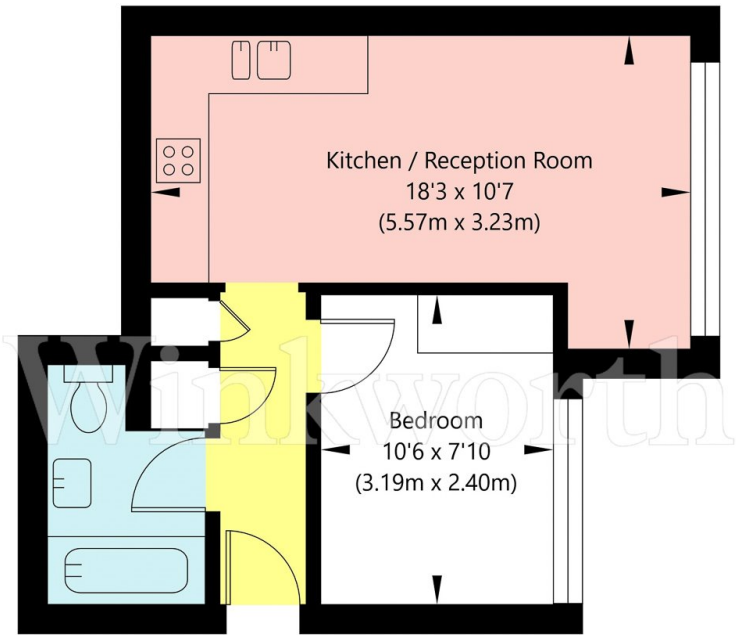
With a contemporary bathroom and the added convenience of an allocated parking space, this property seamlessly blends style and functionality.

Situated in a prime location near a variety of shops, restaurants, and excellent transport links, Britten Close offers a balance of peaceful living and urban convenience. This is a fantastic opportunity for both high rental yields and long-term capital growth.

**RAISED GROUND FLOOR/ ONE BEDROOM APARTMENT/ CLOSE TO
STATION/ GREAT FOR A FIRST TIME BUY/ CHAIN FREE
LONG LEASE/ EPC RATING: D/ COUNCIL TAX BAND: BARNET - C**

Britten Close, London NW11 7HW

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.55 SQ M / 340 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.55 SQ M / 340 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(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

Service Charge - £2321.14 p/a

Ground Rent - £140.40 p/a