



**RAFFLES HOUSE, BRAMPTON GROVE, NW4**  
**£440,000 LEASEHOLD**

- **SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT**
- **FULLY RENOVATED IN 2020**
- **PERFECT FOR FIRST TIME BUYERS, INVESTORS & DOWNSIZERS**
- **ALLOCATED RESIDENT PARKING & GARAGE**
- **BEAUTIFULLY MAINTAINED COMMUNAL GARDENS**

## **CHAIN FREE SPACIOUS TWO-BEDROOM FLAT WITH A GARAGE IN THE HEART OF HENDON**

**Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)**

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Situated in the heart of Hendon, this beautifully maintained two-bedroom, one-bathroom flat offers an outstanding opportunity to acquire a home in one of NW4's most sought-after residential blocks. The property combines bright and welcoming interiors with valuable additional benefits, creating the ideal setting for modern living. The flat features a spacious living area and two well-proportioned bedrooms, offering both comfort and practicality. A significant advantage of this home is the very long lease, providing lasting peace of mind. For those with a car, the convenience of residents' parking and a private garage is a rare bonus, while the beautifully kept communal gardens offer a serene outdoor escape just moments from your doorstep.



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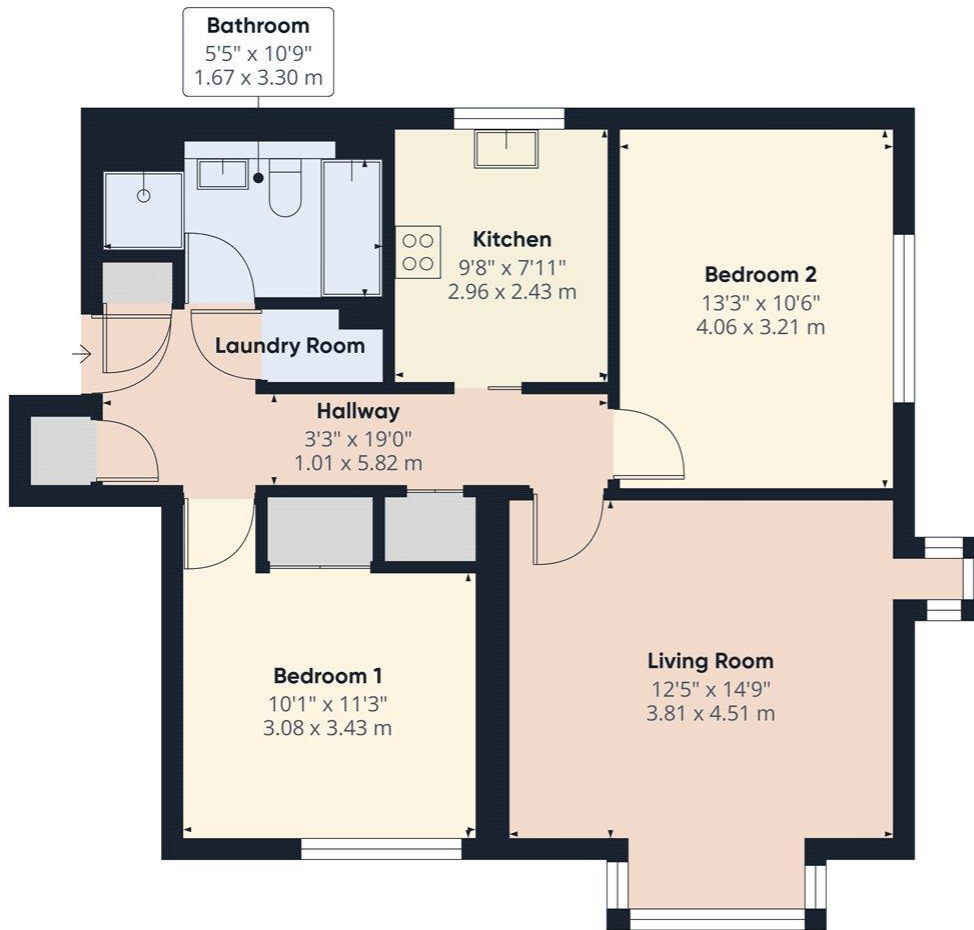




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**Approximate total area<sup>(1)</sup>**  
734 ft<sup>2</sup>  
68.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Approx 980 year and 0 months

**Service Charge:** Approx £2681.88 per annum

**Ground Rent:** N/A

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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