



GREAT NORTH WAY, HENDON, LONDON, NW4
£325,000 LEASEHOLD

WE ARE PLEASED TO OFFER FOR SALE THIS LARGER THAN AVERAGE ONE BEDROOM GROUND FLOOR APARTMENT WELL PRESENTED WITH DIRECT ACCESS TO LOVELY WELL KEPT COMMUNAL GARDENS...

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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DESCRIPTION:

*****DIRECT ACCESS TO GARDEN***** We are pleased to offer for sale this larger than average (533 sq ft) one bedroom ground floor apartment well presented with direct access to lovely and well-kept communal gardens. Large living room with patio doors, separate fully fitted integrated kitchen, tiled bathroom suite, double bedroom and a large storage cupboard off the hallway. Further benefits include gas central heating, ample storage and residents allocated parking. Augusta Court is well located for easy access to the M1 motorway while also providing good links into Central London. Long Leasehold. Chain free.

EPC: C

Council Tax Band: D

AT A GLANCE

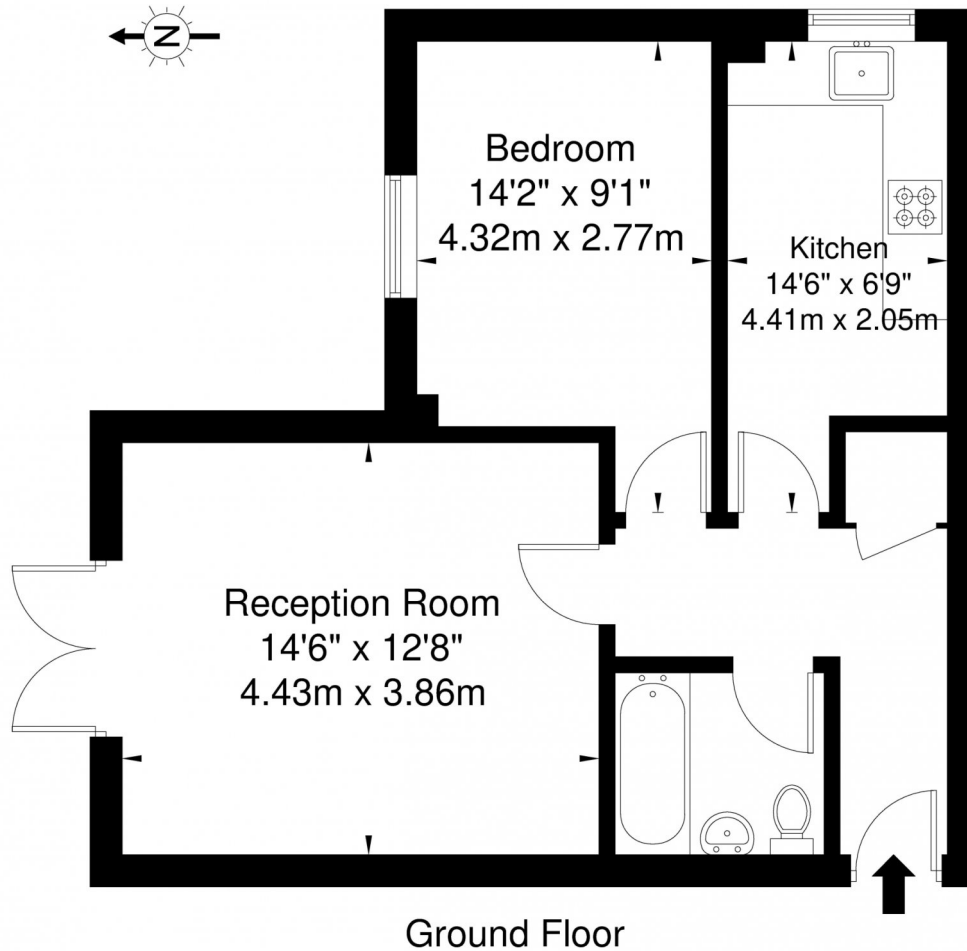
- LARGER THAN AVERAGE ONE BED APARTMENT
- GROUND FLOOR OF A POPULAR PURPOSE BUILT BLOCK
- WELL LOCATED EASY ACCESS TO M1 MOTORWAY & CENTRAL LONDON
- OFF STREET ALLOCATED PARKING
- LONG LEASE
- CHAIN FREE





Augusta Court, Great N Way, NW4 1PQ

Approx. Gross Internal Area = 49.6 sq m / 533 sq ft



Ground Floor

Ref

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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	A		
(92-)	B		
(81-91)	C	79	79
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
England, Scotland & Wales	EU Directive 2002/91/EC		



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