Langstone Way, London, NW7 1GQ
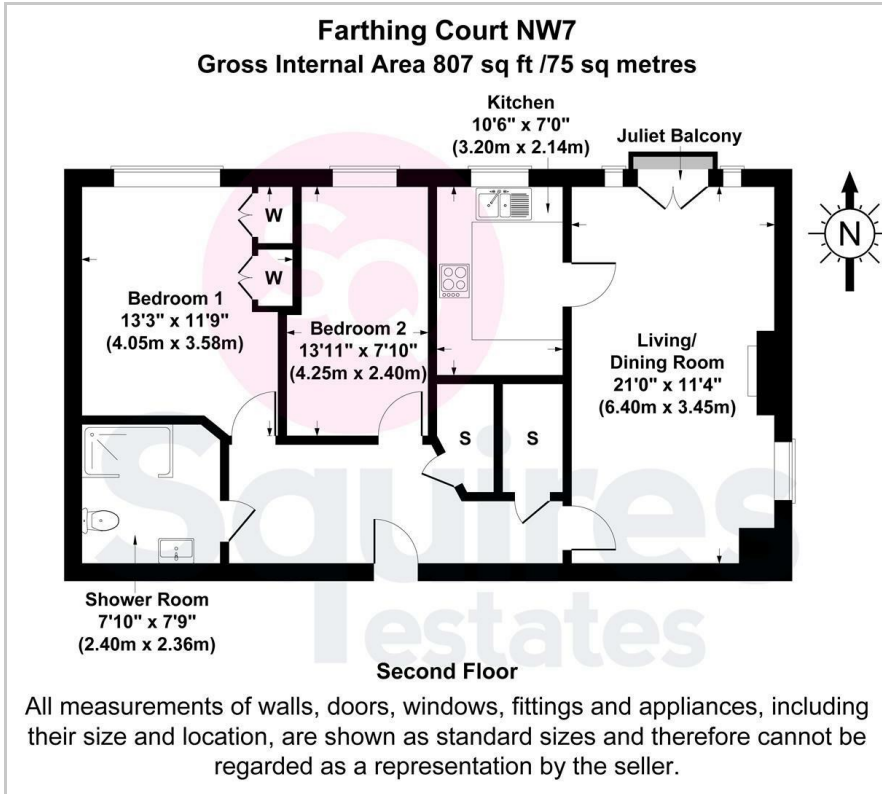
£567,000 - Leasehold

CHAIN FREE A luxury, 807 sq ft 2 bedroom retirement apartment (over 55's) situated on the second floor and benefitting from a remodelled shower room and a boiler replacement. Built by Bovis Homes in 2003, the property is designed for independent living in a "full service" building with restaurant, luxurious communal rooms, guest suite, 24 hour staffing 7 days a week and residents parking. Other benefits include weekly domestic assistance up to 1.5 hours and a range of communal activities. Located opposite a Waitrose supermarket with step free street access.
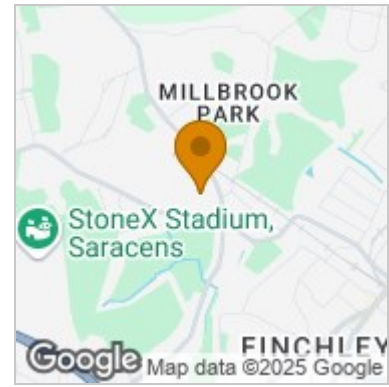
Lease: 999 years from 1st January 2003
Ground Rent: £488.15 per annum
Service Charge: Approx. £805 per month

- Retirement flat
- 2 bedrooms
- Walk-in shower
- Extensive storage
- Communal parking
- Communal rooms and gardens
- 24 hour staffing
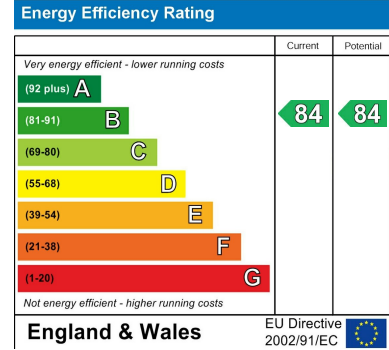- Chain free
- Lift
- Barnet council tax band E

🛏 2   🛁 1   🛋 1   ▤ B

Floor Plan

Farthing Court NW7
Gross Internal Area 807 sq ft / 75 sq metres

Kitchen
10'6" x 7'0"
(3.20m x 2.14m)

Juliet Balcony

W
W

Bedroom 1
13'3" x 11'9"
(4.05m x 3.58m)

Bedroom 2
13'11" x 7'10"
(4.25m x 2.40m)

Living/Dining Room
21'0" x 11'4"
(6.40m x 3.45m)

N

S   **S**

Shower Room
7'10" x 7'9"
(2.40m x 2.36m)

Second Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	84	84

England & Wales

EU Directive
2002/91/EC