



## Flat 25, Burnham Court Brent Street, London – NW4 2RE

£260,000 Leasehold

**\*\*CHAIN FREE\*\*** A well-located one bedroom ground floor flat situated on Brent Street, within easy reach of a wide range of local shops, cafes and excellent transport links.

The property offers a bright reception room, separate kitchen, bathroom/WC and benefits from double glazing and a long lease. Offered chain free with vacant possession.

Leasehold – 140 years remaining

Ground Rent: TBA

Service Charge: £2200 per annum

Barnet Council Tax Band C

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



- Chain Free
- Ground Floor
- One Bedroom
- Brent Street Location & Close to Transport Links
- Bright Reception
- Separate Kitchen
- Bathroom/WC
- Double Glazing
- Long Lease (140 yrs)
- Barnet Council Tax Band C

