



2

Bedrooms



1

Bathroom

BREE COURT





Works nearing an end and will be completed in early summer 2021. All Scaffolding to be removed soon

We are delighted to offer for sale as the Vendors SOLE AGENT this extremely well presented TWO DOUBLE BEDROOM apartment located in Bree Court which is part of the very popular bespoke TNQ Development.

This particular property benefits from a large lounge with South-West facing BALCONY overlooking the peaceful LANDSCAPED GARDENS, a fully fitted kitchen with integrated appliances and dining area. The property has wood flooring throughout except in the bedrooms which have carpets. The main bedroom is bright and spacious, and has fitted wardrobes, the second bedroom is also a very good size. The modern bathroom is fully tiled and also has an integrated power shower. The property offers excellent storage throughout with a large storage cupboard in the hall which houses the washing machine and an additional storage cupboard also in the hallway.

This property is located on the 2ND FLOOR and has a LIFT. It also comes with an ALLOCATED PARKING SPACE within the buildings SECURE car park which is accessed via electronic security gates.

Located CLOSE TO ALL LOCAL AMENITIES including supermarkets (Marks and Spencer Food Hall, Asda and Morrisons), fantastic restaurants within the Bang Bang Oriental Food Complex, transport links such as Colindale Station and Kingsbury Station, also bus and road links of the Edgware Road (A5).

Situated close by are also the numerous GREEN SPACES that the area has to offer such as Roe Green Park, Montrose Park (where you can also apply for an allotment space, like the current owners have) and Fryent Country Park.

Offered CHAIN FREE !!!

**Hall** 3.10m x 2.00m (10.17ft x 6.56ft)

Wood flooring, doors to all rooms, storage cupboard housing washing machine, storage cupboard

**Reception** 4.70m x 4.10m (15.42ft x 13.45ft)

Wood flooring, door to balcony

**Balcony** 2.90m x 1.10m (9.51ft x 3.61ft)

Private enclosed balcony, south west facing

**Kitchen** 4.10m x 2.00m (13.45ft x 6.56ft)

Range of base and wall units, integrated electric oven, ceramic hob, fridge/freezer and dishwasher. Single sink and drainer, work top and tiled splashback

**Bedroom 1** 4.70m x 2.70m (15.42ft x 8.86ft)

Carpeted, window to rear, fitted wardrobes

**Bedroom 2**

Carpeted, window to rear,

**Bathroom**

Tiled walls and floor, low flush WC, hand basin, panel bath with integrated electric shower

**Parking**

Allocated parking space within the secure electronically gated car park

**Service Charge**

£2500.00 Per Annum (As advised by the Vendor)

**Ground Rent**

£300 Per Annum (As advised by the Vendor)

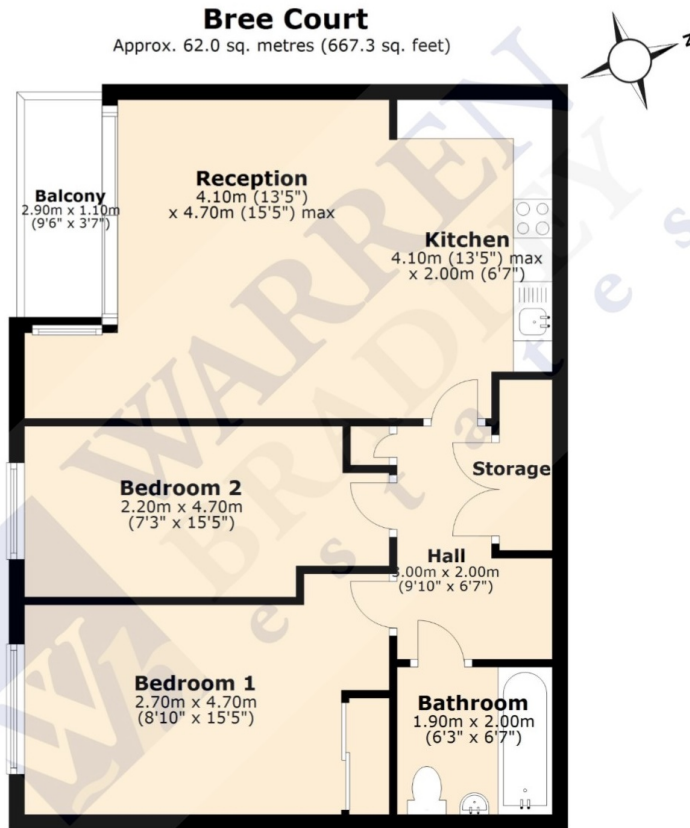
**Leasehold**

119 Years unexpired term (As advised by the Vendor)

**Total Size**

62.0 Sq Metres (667.3 Sq Feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

