



Westmoreland Road, London, NW9

Asking Price: £350,000

Benham
& Reeves

Westmoreland Road, London, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the fifth floor and made up of circa 554 square feet is this stylish one bedroom apartment. The property boasts a fully fitted kitchen with high white gloss units, black Brazil worktops and LED aluminium under counter lighting. The living room benefits from TV points for satellite and broadband internet service and offers bright and spacious accommodation with its dual aspect. The double bedroom has grey carpet and ample room for wardrobes. Further benefits include a private balcony overlooking the landscaped gardens, Amtico Spacia bleached oak flooring to hall, living and dining area, a family bathroom built up of white sanitaryware and bath with chrome played single lever mono black mixer tap, Chelsea floor tiles and Chelsea brick effect wall tiles.

Whether you're looking to explore, connect with nature or just appreciate a few moments of relaxation, you'll be perfectly placed to enjoy the great outdoors. Located just under 10 minutes away by car, Fryent Country Park is popular amongst walkers, runners and explorers alike, whilst Moat Mount Outdoor Centre is just a 20-minute drive away boasting a wealth of activities like archery and orienteering. Avid golfers are also catered for with a range of courses just on your doorstep, with Stanmore Golf Club offering a challenging yet picturesque 18-hole course - ideally positioned just a 10-minute drive away. Those after more traditional methods of exercise can find Harrow Leisure Centre just under 15 minutes away by car, which offers a top of the range gym and two swimming pools, together with a selection of group fitness classes. Queensbury's underground station is just a 5 minute walk away, conveniently placed for you to reach some of London's most vibrant areas, where an abundance of new sights, sounds and experiences await.



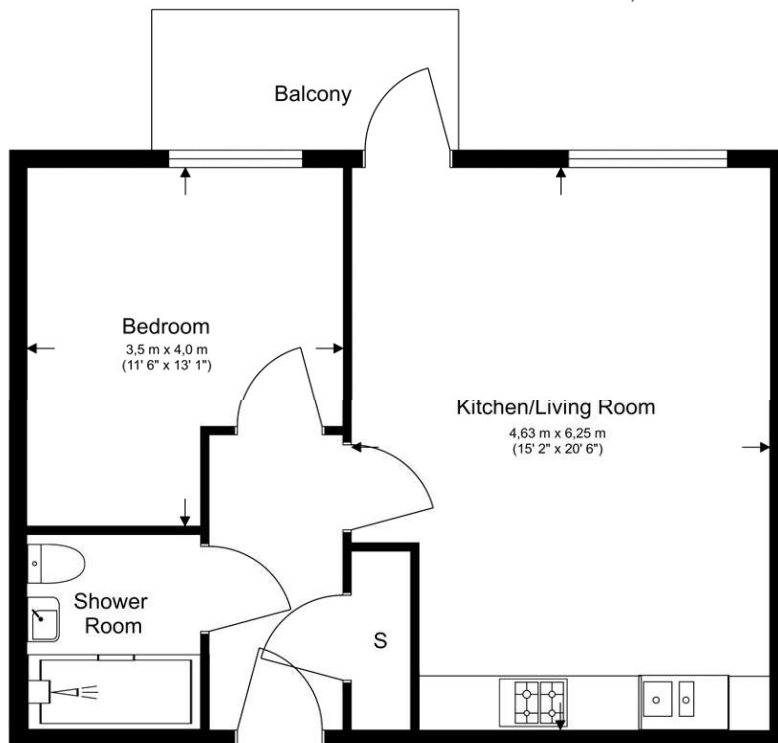


Property Features:

- Lift To All Floors
- Stylish One Bedroom Apartment
- One Bathroom
- Circa. 554 Square Feet
- Fifth Floor
- Private Balcony
- Nearby Shopping & Lesure Facilities
- Queensbury Station (Jubilee Line)

Total Gross Internal Area

51.4 Sq/m - 554 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£350,000
Tenure:	Leasehold Expires 23/12/3015 Approximately 991 Years Remaining
Ground Rent:	£430.86 (per annum) For the year of 2024
Service Charge:	£2,167.00 (per annum) For the year of 2024
Anticipated Rent:	£1,500.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

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