



**BENJAMIN
STEVENS.**
estate agents



38 Farthing Court Langstone Way, London, NW7 1GQ

Offers Over £325,000

A Chain Free, South Facing, First Floor independent living retirement apartment.

Accommodation comprises a spacious entrance hall with ample storage, a spacious lounge, separate kitchen, a double bedroom with fitted wardrobes, a spacious wet room style bathroom, with wash basin, wc, bath and a separate level access shower.

New fitted carpets throughout.

Farthing Court is a gated complex. All areas are wheelchair accessible. Situated in Mill Hill and within 400 yards of Mill Hill East tube station. Excellent transport links to central London and the M1. Good local amenities including Waitrose, doctor's surgery, Post Office and shops. *Over 55's*

Entrance Hallway



Spacious entrance hallway with ample storage and doors to:

Reception Room 20' x 12'1 (6.10m x 3.68m)



Carpeted, double glazed window, door to kitchen

Bedroom 17' (max) x 12'2 (max) (5.18m (max) x 3.71m (max))



Kitchen 10'6 x 7' (3.20m x 2.13m)



Range of wall and base units, fitted sink, electric hob with extractor hood, integrated fridge / freezer, integrated dishwasher.

Communal Garden



Common Lounge area



Dining area



Tenure

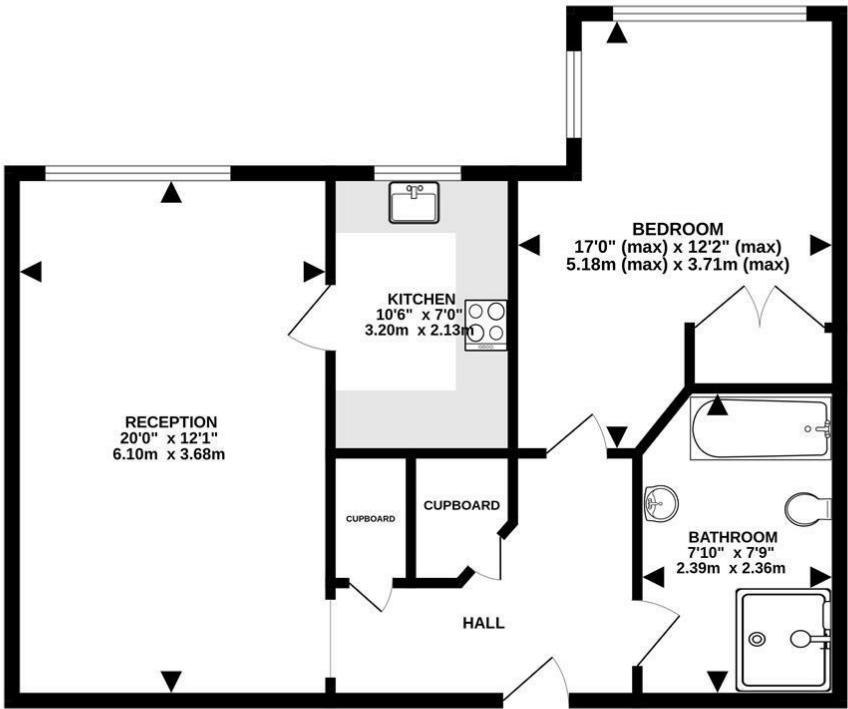
Leasehold - 978 years remaining.

Monthly service charge £749.13

Ground Rent £488.15 p/a

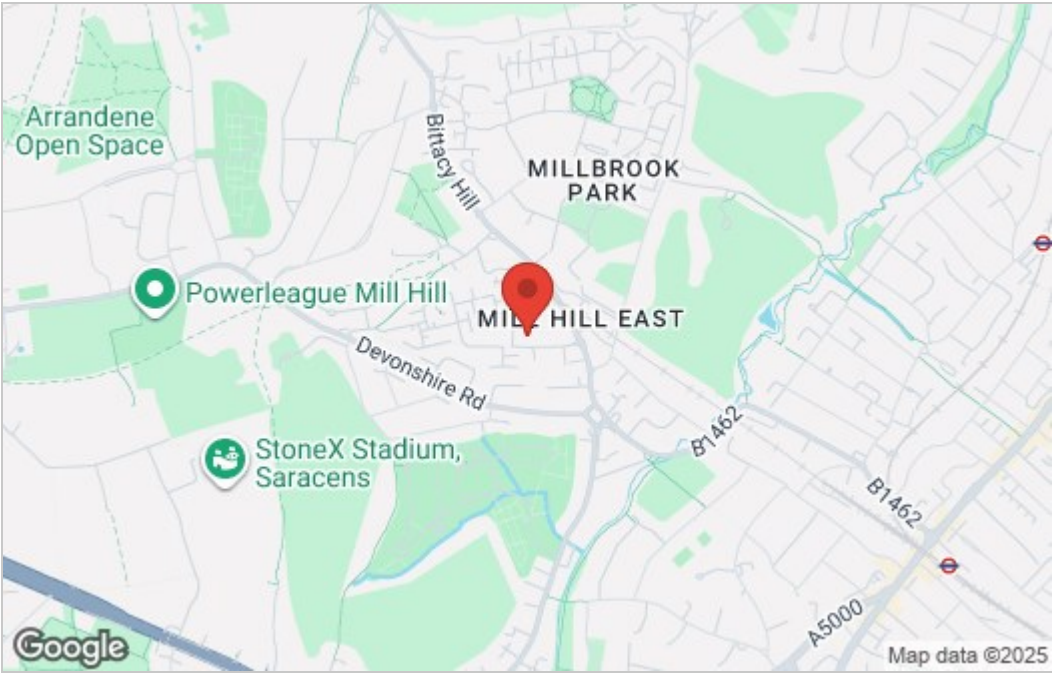
Floor Plan

FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.

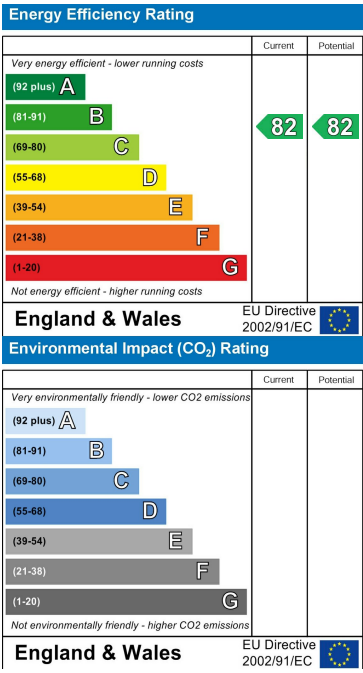


TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
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Area Map



Energy Efficiency Graph



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