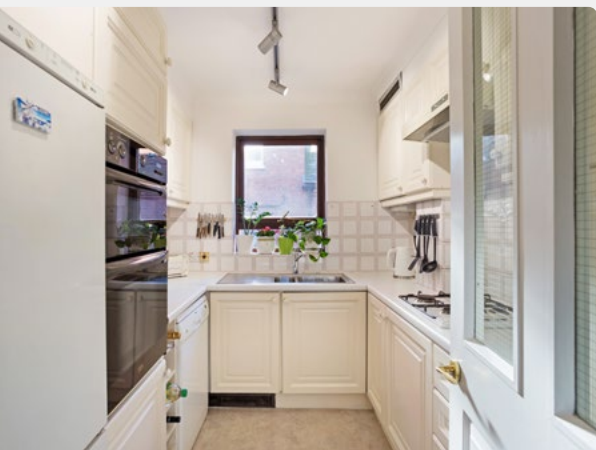


Flat 20, Osprey Court

256-258a Finchley Road, NW3 7AA





Flat 20, Osprey Court is an elegant TWO-BEDROOM property on the third floor of Osprey Court, with a south-west facing balcony. The flat is carpeted throughout and has the benefit of sunlight into the bedrooms and main reception rooms throughout the day and into the evening. The communal parts at Osprey Court have recently been refurbished to an exceptional standard. Osprey Court is a very well-maintained purpose-built retirement development for the over 55's. It is ideally located with immediate transport links in the form of buses, Overground (West Hampstead, Finchley Road & Frognal) and Tube trains (West Hampstead, Finchley Road), all of which provide regular and speedy access to Central London. There is a bus stop located within yards of Osprey Court with a regular service. The O2 shopping and entertainment centre and other amenity shops and restaurants are a 15-minute walk (or short bus journey) away. There are excellent doctors' surgeries and dental practices nearby. Osprey Court benefits from secure underground parking and landscaped communal gardens accessible to all residents. Newspapers are delivered daily to apartments and the local pharmacy delivers medication to Osprey Court on request.

Accommodation:

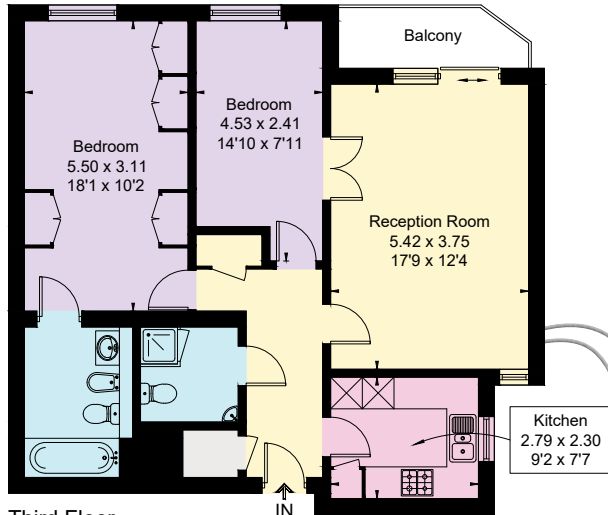
- Reception room with sliding door leading to balcony
- Kitchen with fitted cupboards
- Master bedroom with fitted wardrobes
- Ensuite bathroom with bath
- Second bedroom
- Second guest bathroom with shower
- Pull-cord alarms fitted throughout



Osprey Court has:

- ✓ Resident house manager
- ✓ Lifts x 2
- ✓ Communal landscaped gardens
- ✓ Communal drawing room and kitchen
- ✓ Regular window cleaning
- ✓ Guest suite, hairdressing and laundry facilities
- ✓ Secure parking in underground car park





Third Floor

Approximate Gross Internal Area: **77.3 sq m / 832 sq ft**

Leasehold: **125 years from 25th December 1986**

Ground rent: **£60 pa per annum fixed for the term**

Local Authority: **Camden Council Band: G**

Energy Performance Rating: **C-79**

Price:
£595,000

For viewings, please contact the House Manager:

Mrs Lilla Hargitai / Email: osprey.court@ospreymc.co.uk / Telephone: 020 7435 6768 / Website: www.ospreymc.co.uk

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