

12 Osprey Court

256-258a Finchley Road, NW3 7AA

KCR RESIDENTIAL REIT PLC

Osprey Retirement Living





Flat 12 Osprey Court

Hampstead is a south-west facing, spacious two-bedroom retirement apartment on the second floor of Osprey Court, overlooking Finchley Road. It is one of the largest flats in Osprey Court.

The bright and airy living room has doors leading to the private balcony, which is sunlit most of the day and is large enough for a dining table, chairs and a garden sofa. It has the video entry system monitor and is equipped with television and telephone points.

The fitted kitchen has a double electric oven and gas hob. It is also equipped with a fridge/freezer, washing machine and dishwasher. The gas boiler supplies the central heating and hot water. This room also has ample, conveniently placed electrical sockets.

The master bedroom, with an en-suite bathroom, faces the front of the building with a door to the balcony and features a full wall of fitted wardrobes, including a dressing table with a fitted mirror. It has electrical sockets, as well as television and telephone points. The en-suite bathroom has a bath with an adjustable hand-held shower, WC, twin wash-hand basin vanity unit and extractor fan.

The second bedroom has a wall of fitted wardrobes, a television point and electrical sockets.

The shower room is fully fitted with a shower, wash-hand basin and WC.







Osprey Court is an exclusive development for residents aged 55 and over, designed for those wishing to live independently within a welcoming and supportive community. The building is well-maintained and thoughtfully designed with comfort, safety and accessibility in mind.

The ground floor of Osprey Court provides the live-in House Manager's accommodation, hairdressing facilities, laundry facilities, an office, a residents' drawing room with a small kitchen, guest suite and a guest cloakroom.

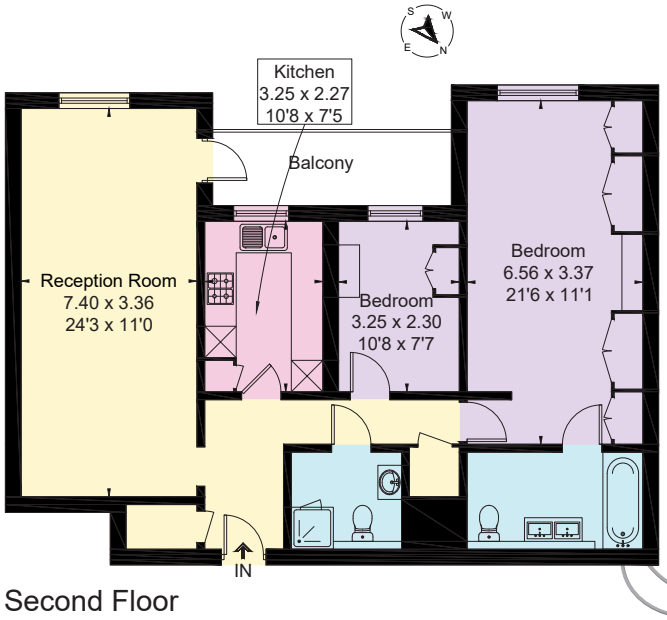
There is ample secure parking underneath the building at street level.

Ideally located, the property offers excellent transport connections, with nearby bus stops and convenient access to the Overground stations at West Hampstead and Finchley Road & Frognal, as well as the Underground stations at West Hampstead and Finchley Road. These provide easy and regular travel into Central London.

The popular O2 Centre, with its shopping, entertainment and dining options, is just a 15-minute walk or a short bus ride away. Residents also benefit from nearby GP surgeries and dental practices, as well as newspaper and pharmacy deliveries directly to Osprey Court.

Key Features:

- Bright living room and second bedroom with fitted, illuminated cupboards
- Master bedroom with built-in wardrobes
- En-suite bathroom with bath
- Second bathroom with walk-in shower
- Private balcony suitable for a small table and two chairs
- Pull-cord emergency alarms fitted throughout
- Resident House Manager on site
- Two lifts providing easy access throughout the building
- Beautiful communal gardens and patio
- Communal drawing room and kitchen for residents' use
- Guest suite available for visitors
- Hairdressing and laundry facilities on site
- Secure underground car park
- Regular window-cleaning service



Approximate gross internal area:
87.1 sq m / 938 sq ft

Leasehold: 125 years from 25 December 1986

Local Authority:

London Borough of Camden

Energy Performance Rating: **B**

Council Tax: **Band E**

Ground rent: **£60 per annum**

Price £575,000

For viewings, please contact the House Manager:

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

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