



Flat 4, Osprey Court

256-258a Finchley Road, NW3 7AA



Flat 4 is an elegant, bright, spacious and newly redecorated TWO-BEDROOM retirement property on the first floor of Osprey Court. It is at the back of the building, away from Finchley Road, and has step free access to the beautiful garden. The reception room and bedrooms are carpeted throughout and benefit from good natural light, particularly during the morning hours and early afternoon.

Osprey Court is an exceptionally well-maintained retirement development, ideally located with excellent transport links in the form of buses, Overground (West Hampstead, Finchley Road & Frognal) and Underground trains (West Hampstead, Finchley Road, Hampstead), 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, the JW3 Centre and amenity shops and restaurants are within walking distance. There are excellent doctors' surgeries and dental practices nearby. Osprey Court benefits from secure underground parking and has extensive landscaped communal gardens with a large patio at the rear of the building. Newspapers are delivered daily and the local pharmacies deliver prescriptions to residents on request.

Accommodation:

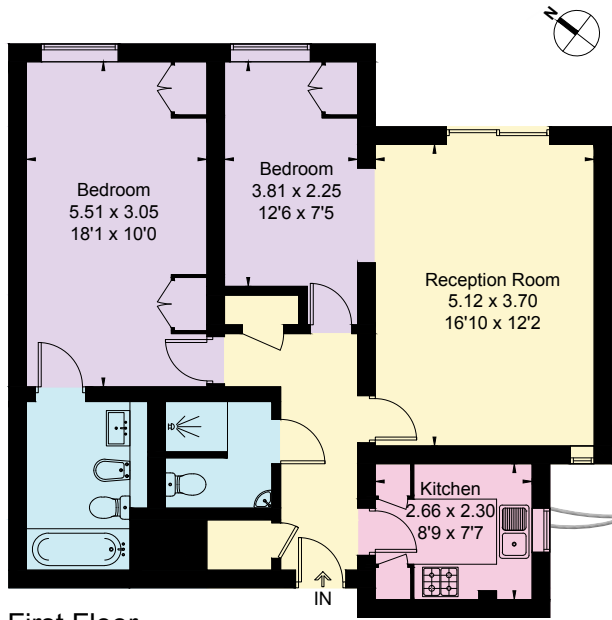
- Reception room with sliding door leading to the patio and the garden
- Separate kitchen with fitted cupboards
- Master bedroom with fitted wardrobes & sockets, ensuite bathroom with bath and vanity unit
- Second bedroom
- Second bathroom with shower, guest WC and vanity unit
- Pull-cord alarms fitted throughout



Osprey Court has:

- ✓ Resident House Manager
- ✓ Lifts x2
- ✓ Communal landscaped gardens
- ✓ Communal Lounge, Guest suite, Laundry, Therapy room and Kitchen
- ✓ Regular window cleaning
- ✓ Secure parking in the underground car park
- ✓ 24-hour emergency call system





First Floor

Approximate gross internal area: **73.7 sqm / 793 sq ft**

Leasehold: **215 years from 25th December 1986**

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

Local Authority: **London Borough of Camden (Band E)**

Energy Performance Rating: **C**

Price:
£575,000

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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