



# Flat 9, Osprey Court

256-258a Finchley Road, NW3 7AA



**Flat 9** is one of the biggest flats at Osprey Court, with the most beautiful views over the back garden. It is a bright TWO-BEDROOM property on the second floor of Osprey Court, a purpose-built RETIREMENT development for the over 55's. The flat is located in the middle of the rear of the building, with stunning views over the entire communal garden from the principal rooms.

The spacious flat has two south-east facing large balconies, one accessed from the living room, the other from the master bedroom. The spacious master bedroom has built-in wardrobes and an ensuite bathroom. The flat has a second bathroom with a shower and a separate guest toilet. The second bedroom is designed to accommodate a single bed. There is plenty of storage space and an airing cupboard.

**Osprey Court** is a well-maintained development for the over 55's, 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 O<sub>2</sub> shopping and entertainment centre, JW3, 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 has south-facing landscaped communal gardens accessible to all residents. We also have a communal lounge, laundry, and therapy room, as well as a guest suite. Newspapers are delivered daily to apartments and the pharmacy delivers medication to Osprey Court on request.

#### **Accommodation:**

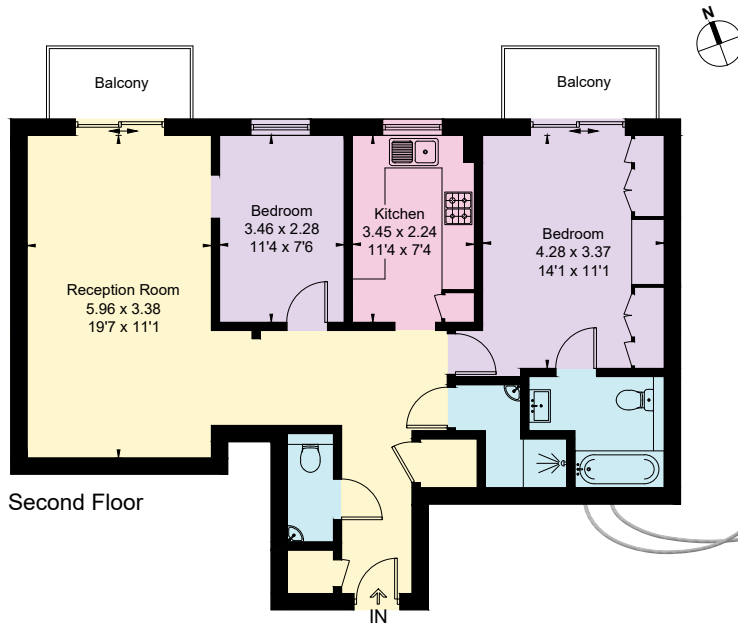
- Living room and master bedroom with sliding doors leading to the balconies
- Kitchen with fitted cupboards and plumbing for a washing machine
- Master bedroom with fitted wardrobes
- Ensuite bathroom
- Second bedroom (which could also be used as a study or a second reception room)
- Cloakroom/shower room
- Guest toilet
- Pull-cord alarms fitted throughout



### Osprey Court has:

- ✓ Resident House Manager
- ✓ Lifts x 2
- ✓ South-facing communal landscaped gardens
- ✓ Communal lounge and kitchen, regular window cleaning
- ✓ Guest suite, hairdressing and laundry facilities available to residents
- ✓ Secure parking in underground car park





---

Approximate Gross Internal Area: **78.3 sq m / 843 sq ft**

---

Leasehold: **125 years from 25<sup>th</sup> December 1986**

---

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

---

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

---

Energy Performance Rating: **C**

---

Guide Price:  
**£599,950**

**For viewings, please contact the House Manager:**

**Mrs Lilla Hargitai** / Email: [osprey.court@ospreymc.co.uk](mailto:osprey.court@ospreymc.co.uk) / Telephone: 020 7435 6768 / Website: [www.ospreymc.co.uk](http://www.ospreymc.co.uk)

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.