



**GREAT NORTH WAY**  
**LONDON, NW4 1PQ**

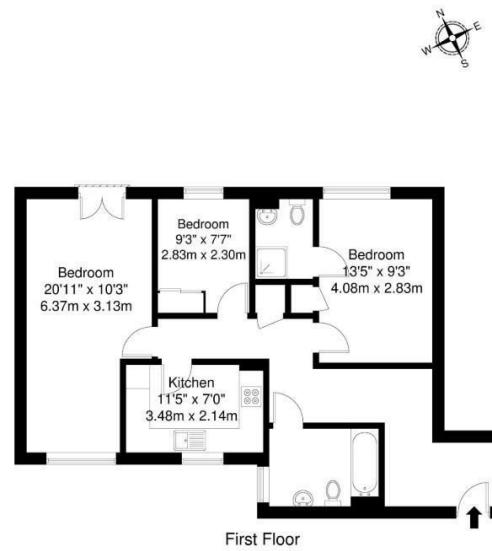
**£300,000**  
**LEASEHOLD**

Situated on the first floor of a purpose-built block is this freshly painted two double bedroom, two-bathroom apartment, further benefiting from lift access and an allocated parking space.

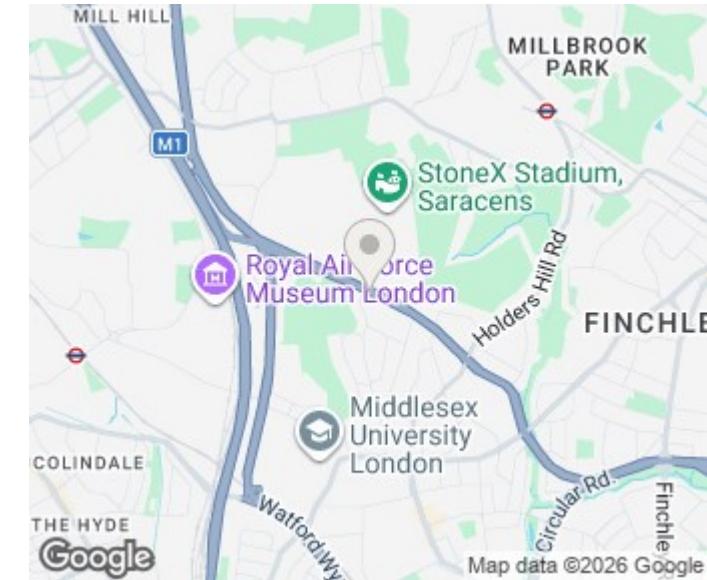
Offering over 780 sq ft of internal accommodation including a separate kitchen and large reception room, the property would make an ideal first-time purchase or buy-to-let investment.

We have been advised of the following:

Lease - Approx 128 years remaining



Augusta Court, Great North Way, NW4  
 Total Gross Internal Area = 72.8 sq m / 783 sq ft  
 All Measurements are approximate and for identification/guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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