



AMMANFORD GREEN, RUTHIN CLOSE, LONDON, NW9

£365,000 FREEHOLD

RARELY AVAILABLE ONE BEDROOM END OF TERRACE HOUSE

- ESTATE MAINTENANCE CHARGE OF £350 PER ANNUM APPROX

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A rarely available one double bedroom house nestled in peaceful residence within the sought-after Welsh Harp Village. Comprising an open plan living / dining room and modern fitted kitchen. The first floor accommodates a large double bedroom and neutrally decorated 3pc bathroom suite. The property boasts an allocated parking space and a private front garden. A fantastic opportunity for a first-time buyer or buy to let investor.



for every step...



Winkworth
for every step...

Winkworth

for every step...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

465.12 ft²
43.21 m²

Reduced headroom

18.83 ft²
1.75 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

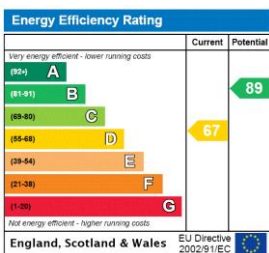
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Service Charge: £350 per annum

Council Tax Band: C - Barnet

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk