



GROUND FLOOR

1ST FLOOR

ST GEORGE'S RD, TEMPLE FORTUNE, NW11
TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ST GEORGES ROAD TEMPLE FORTUNE NW11

Recently converted, with individuality, exceptional finish and a contemporary feel.

The project managers previous work won the award for Best Residential New Build (under 10 units) at the 2017 Barnet Architecture Awards.

This bright and spacious three / two bedroom duplex apartment with designated off street parking.

This exceptional property is accessed via the ground floor entrance, door to the property and main reception room with Kuhlmann kitchen with integrated appliances and solid worktops with full height bi-folding doors which open into the private garden, granite paving with extensive lighting.

Asking price £750,000 Leasehold - share of freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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 	