



## 5 Envoy House 2 East Drive, London, NW9 5ZU

**Asking Price £450,000**

A Spacious Three Bedroom Second Floor Apartment in the modern Beaufort Park development.

Accommodation comprises Three Bedrooms, a Spacious reception room with direct access to balcony, open plan modern kitchen and Family Bathroom.

Features include additional Balcony from Bedroom One and communal garden.

**\*\*Chain Free\*\***

Contact vendor's sole agents Benjamin Stevens now to arrange a viewing!



### Entrance Hallway

Spacious entrance hall, large utility cupboard with storage. Doors to:

### Reception Room 20'3 x 12'1 (6.17m x 3.68m)



Wood effect flooring, doors to balcony, open to Kitchen area

### Reception Room (alternate view)



### Kitchen area 8'7 x 7'9 (2.62m x 2.36m)



Tiled floor, part tiled walls, range of fitted wall and base units, four ring hob with oven and extractor, stainless steel sink with drainer.

### Balcony



### Bedroom One 12'2 x 11'7 (3.71m x 3.53m)



Laid to carpet, sliding doors to 2nd balcony

### 2nd Balcony





**Bedroom Two 14'2 (max) x 7'1 (4.32m (max) x 2.16m)**



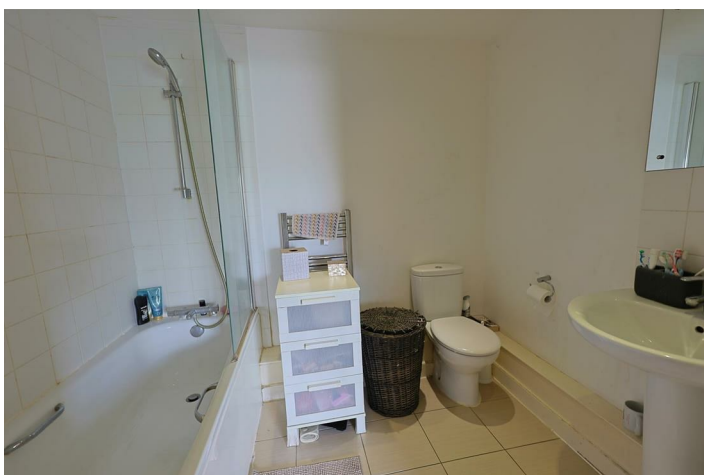
Double glazed window.

**Bedroom Three 12'2 x 7'2 (3.71m x 2.18m)**



Double glazed window

**Bathroom**



Paneled bath with mixer tap and shower attachment, pedestal was hand basin, low level WC

**Communal gardens**



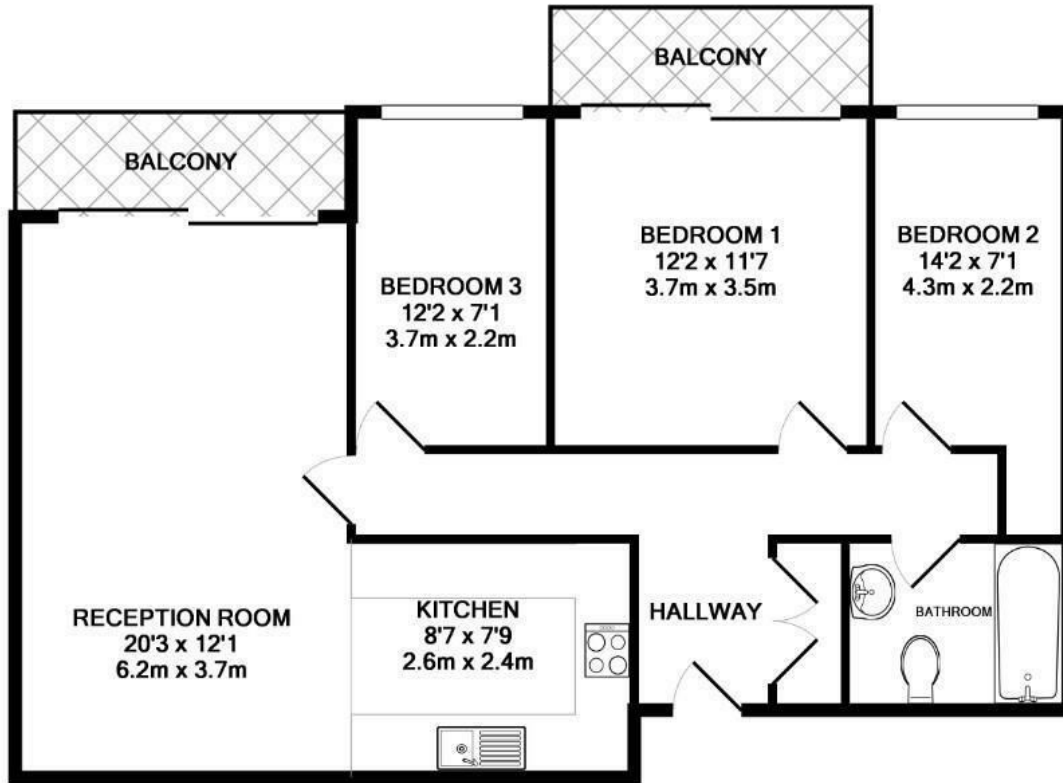
**Main building entrance (communal)**



**Tenure**

Leasehold 89 years remaining  
Service Charges £300 PCM (£3,600 P/A)  
No Ground Rent

# Floor Plan



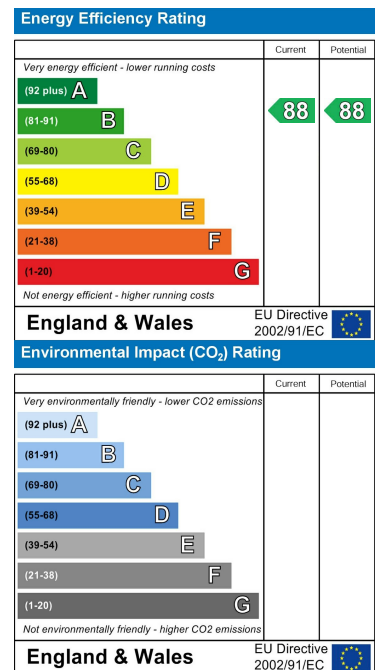
TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

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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# Area Map



# Energy Efficiency Graph



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