



THE ESTATE COMPANY



Havanna Drive, London, NW11 9BB

£690,000

- Two Bedroom
- 735 sq ft
- Concierge
- Two Bathroom
- Secure Off Road Parking
- Modern Gated Development

Flat 5, 2 Havanna Drive, London NW11 9BB

A well-presented two-bedroom, two-bathroom apartment situated on the ground floor of a portered, gated development in Temple Fortune.

This modern apartment is well-proportioned, spanning approximately 735 sq ft, and is offered in excellent decorative condition. The accommodation comprises a contemporary, fully integrated kitchen, a bright and spacious living/dining room, two double bedrooms (one with ensuite), and a stylish family bathroom.

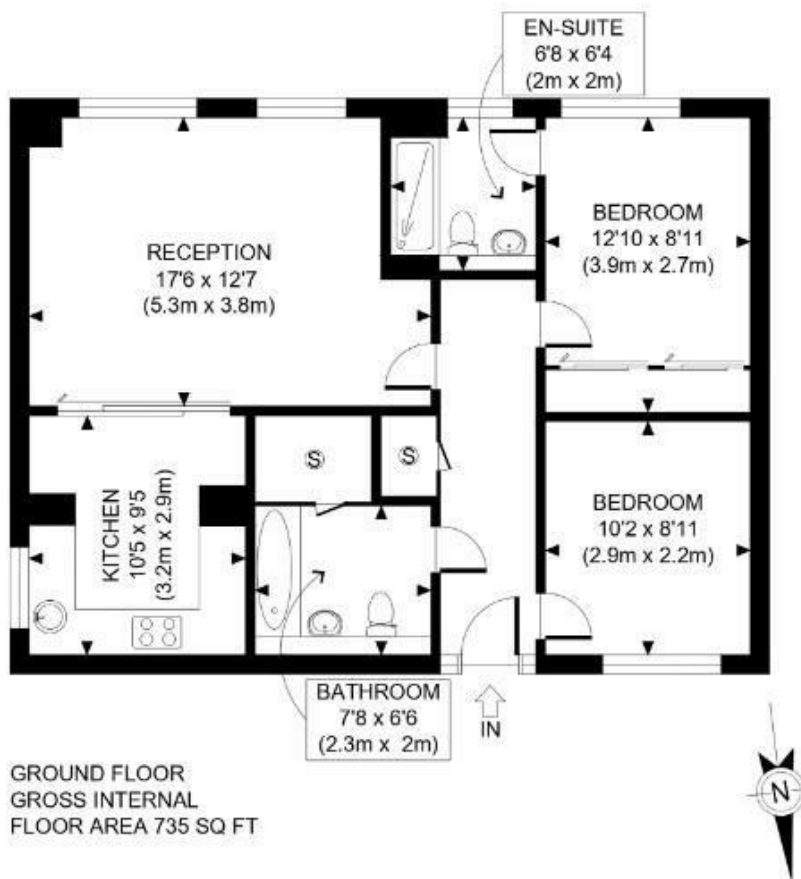
Additional benefits include two allocated off-road parking spaces, excellent portorage, and beautifully maintained communal gardens.

Havana Drive is conveniently located within 0.5 miles of the shopping and transport facilities of Temple Fortune and offers easy access to the North Circular Road, Brent Cross, and the M1 motorway.



Council Tax Band: E

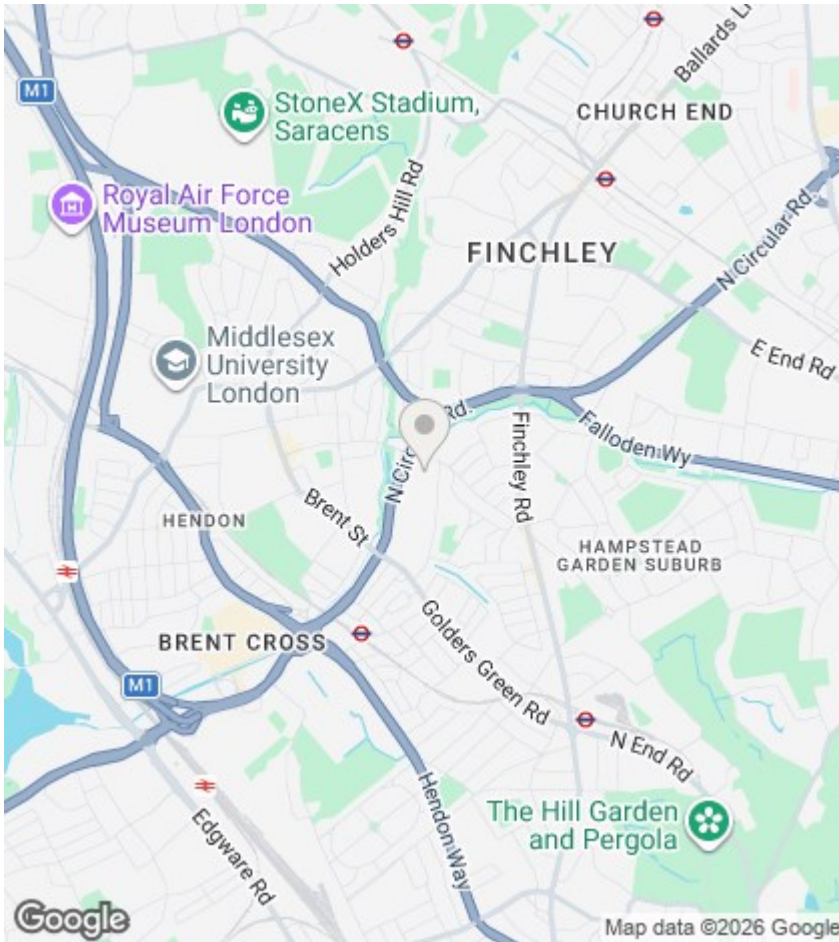




APPROX. GROSS INTERNAL FLOOR AREA: 735 SQ FT/ 68 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	