



Bridge Lane, Temple Fortune

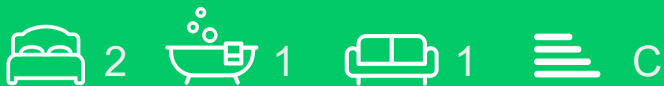
£1,999

- Two double bedrooms
- Recently decorated
- Plenty of storage
- EPC rating C
- Private balcony
- New carpets
- Dishwasher/washer dryer
- Very modern and bright

# Courtleigh, Bridge Lane, Temple Fortune, NW11 0EB

A bright and spacious, unfurnished two double bedroom apartment situated on the first floor of a purpose-built block in Temple Fortune. The property comprises a modern fitted kitchen with dishwasher and washer dryer, with access to a shared balcony; a spacious lounge with a private balcony; two double bedrooms (one with built-in wardrobes); and a modern family bathroom with a full-sized bath and separate shower cubicle.

Conveniently located moments from the amenities of Temple Fortune, close to Waitrose and Marks & Spencer, and within a 10-minute walk of Golders Green (Northern Line, Zone 3), yet quietly tucked away. EPC rating C. Council tax band D. Available from 14th February. Parking permit available at minimal cost.

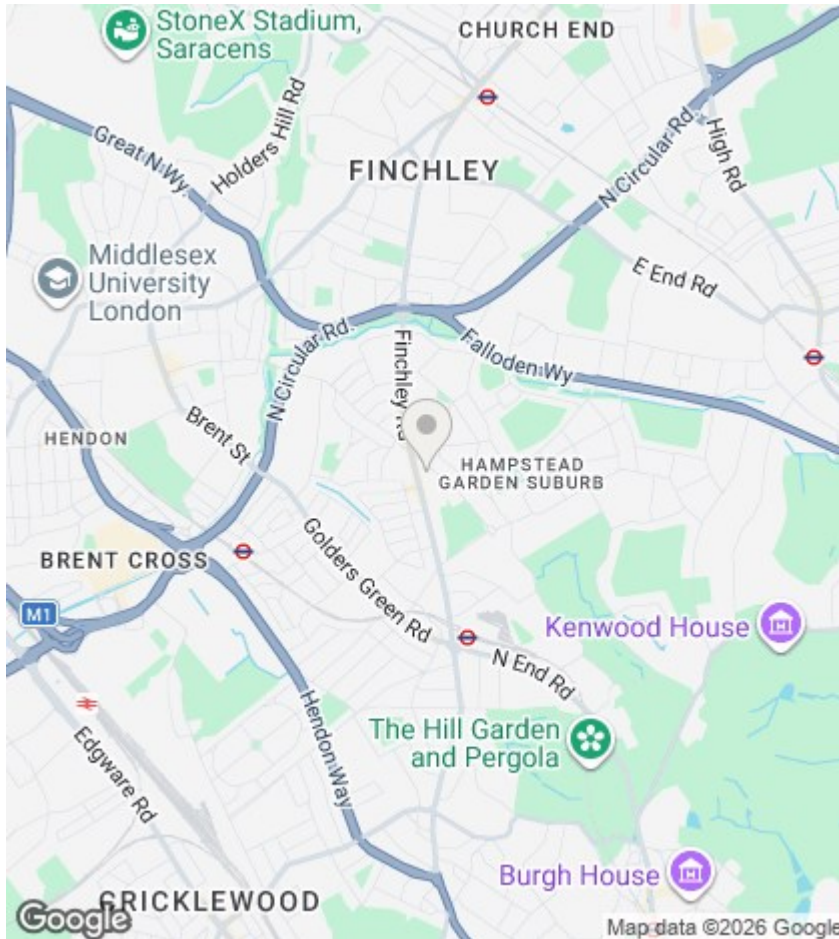


Council Tax Band: D









## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

