



A stylish first floor duplex in period build.

**Flat 3 Birken Court, Rickmansworth Road, Northwood, Middlesex, HA6 2GY**

Share of Freehold



Split level accommodation • Great decorative order throughout • Separate kitchen • Beautiful communal gardens • Two en-suites • Allocated parking

#### Local information

London is just approximately 16 miles distant and is reached by rail from Northwood Metropolitan Line underground station. Northwood provides a range of shops, restaurants & coffee bars. There are facilities for sports enthusiasts & Social Clubs. There is a good choice of both private and state schools in the area.

#### About this property

Birken Court is an attractive development of just 6 apartments situated in an imposing detached house and presented in beautiful decorative order throughout.

The property is accessed via a secure communal door leading to an attractive lobby and the communal areas providing access to the apartments. The apartment is accessed via the first floor front door that leads in turn to an entrance hall. The kitchen is to the side and is separate with floor and base units in white gloss and contrasting darker work surfaces. The sitting room/dining room is separate and located to the rear of the apartment with lovely views over the communal gardens. This room is bright and spacious measuring over 18 foot in length. Adjoining the sitting room is bedroom one that enjoys a dual aspect and views onto the gardens. Bedroom four adjoins bedroom one and could be used as a home office/study if desired. The first floor is complete with a fully tiled and contemporary

shower room accessed from the hallway.

To the second floor are two double bedrooms, both with the added bonus of en-suites. The larger of the two bedrooms has a bathtub whereas bedroom two has a shower cubicle in the en-suite. The apartment is complete with an abundance of storage within the eaves.

To the rear are the well maintained and mature communal gardens with a variety of shrubs and plants.

To the front of the property is a large block paved driveway with high hedges and trees providing a significant amount of seclusion from the road and one allocated parking space for the apartment.

#### Tenure

Share of Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills





Approximate Area = 109.8 sq m / 1182 sq ft  
 Including Limited Use Area (9.5 sq m / 102 sq ft)  
 For identification only. Not to scale.  
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= Reduced head height below 1.5m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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