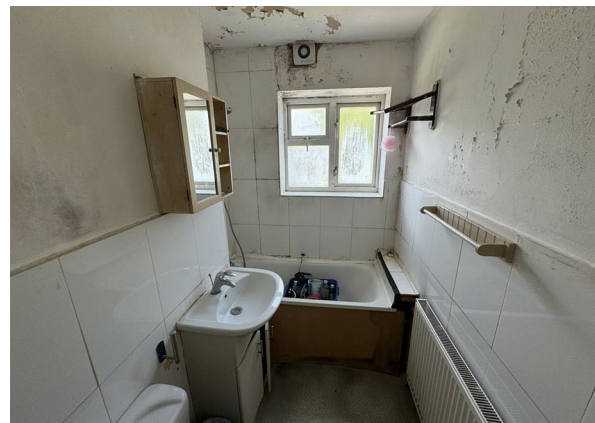
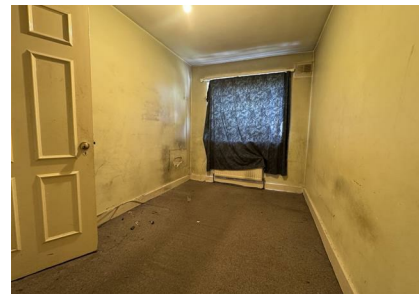


Beverley Drive, Queensbury, HA8

Asking Price £275,000

Council Tax Band: C



INVESTORS TAKE NOTE

A two-bedroom, one-bathroom first floor flat located just moments from Queensbury Station, offering excellent transport links and local amenities. The property is in need of full modernisation throughout, presenting a superb opportunity for investors or buyers looking to add value.

Lease details: 125 years from 25 June 1979, with approximately 78 years remaining. A lease extension is available, typically adding a further 47 years and reducing ground rent to a peppercorn (£0.00), subject to valuation and freeholder terms.

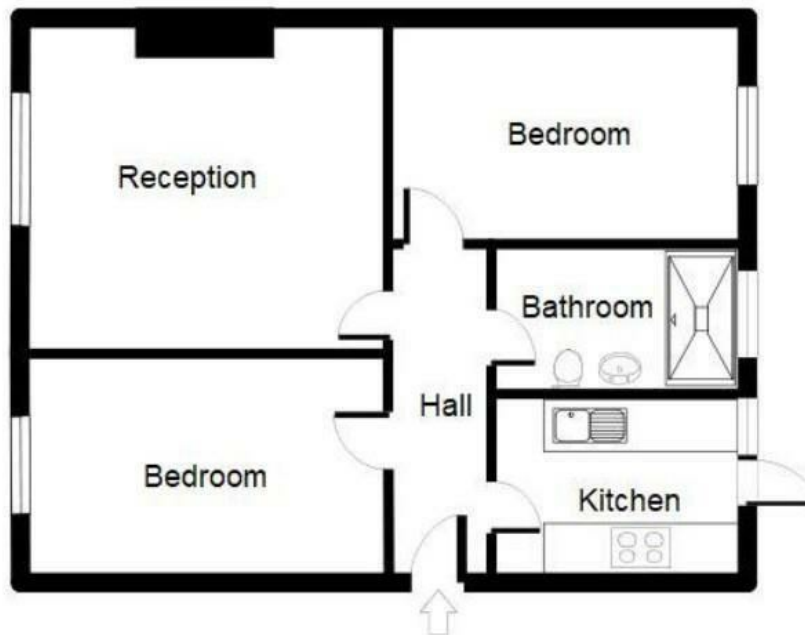
Service charge is approximately £1,675 per 6 months, with a ground rent of £75 per 6 months.

A fantastic chance to refurbish and reimagine a well-located flat in a strong rental and commuter hotspot. Available to the market with offers considered.



Common Road, Stanmore, HA7 3HX
020 8050 8810
info@ldn-r.com
ldn-r.com

Beverley Drive, HA8



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		74	80

England & Wales EU Directive 2002/91/EC