

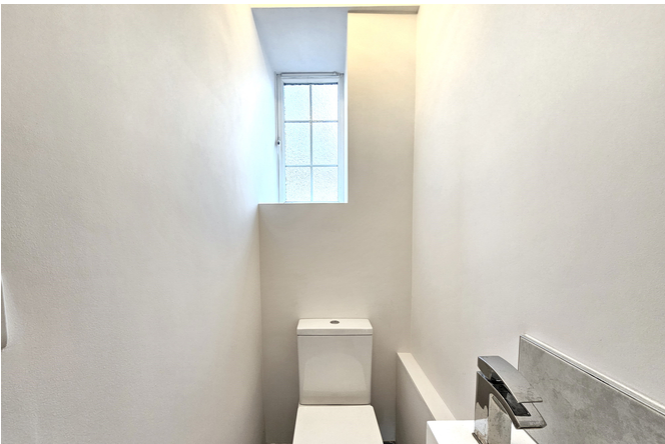
Sheldon Avenue, LONDON, N2

£475,000

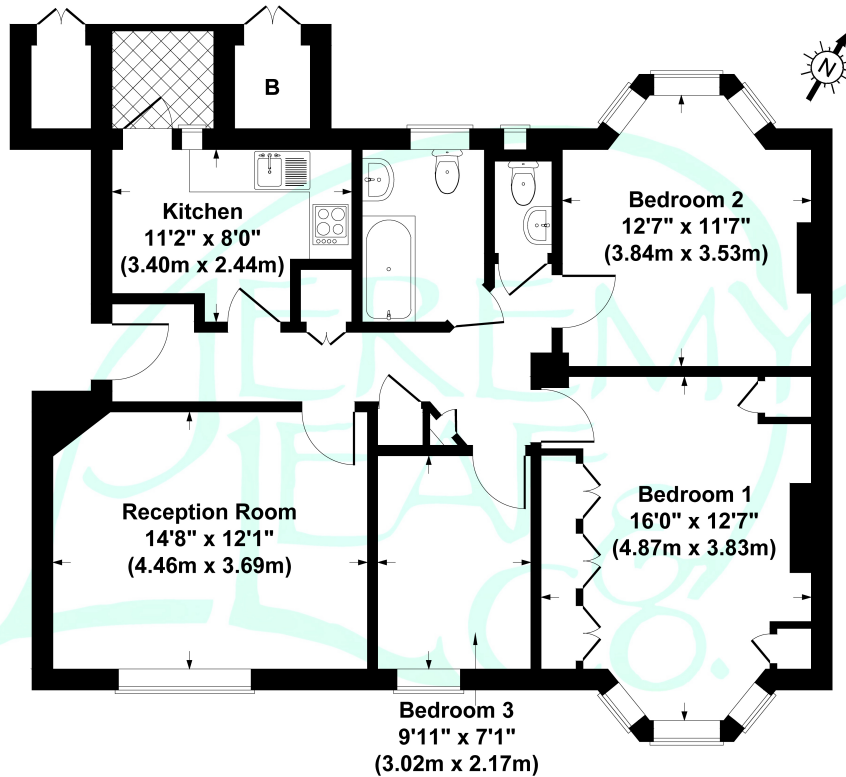
Chain Free. We are pleased to offer for sale a spacious three bedroom apartment situated on the ground floor of this attractive purpose built block. The property offers three double bedrooms, bright reception room and access to a large communal garden. Perfectly positioned within walking distance of both East Finchley and Highgate underground stations (zone 3). Located close to local amenities, with easy access to Highgate Woods and Hampstead Heath. Service Charge £459 per month.



- Three Bedrooms
- Peppercorn Ground Rent
- Permit Parking
- 0.6 Miles To Highgate Underground Station
- Ground Floor
- Communal Garden
- 0.5 miles to East Finchley Tube
- 133 Year Lease







**Ground Floor**

**Aylmer CT, London, N2**

**Gross Internal Area 872 sq ft /81 sq metres**

Not to Scale. Produced by The Plan Portal 2021

**For Illustrative Purposes Only.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(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	

When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

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- Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
- Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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