

## Acer Lodge, Torrington Park, London, N12

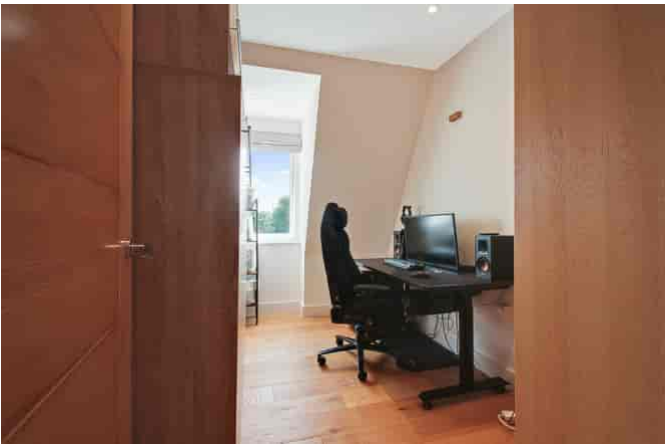
# £475,000

Constructed in 2019 and still under 10-year warranty, this top floor two bedroom/two bathroom apartment is located in a purpose-built block situated on a leafy road within easy reach of North Finchley's transport and amenities. The property benefits from a balcony, engineered wood flooring throughout, underfloor heating, Neff appliances, fitted wardrobes the bedrooms and hallway, a video entry system, off-street parking and communal gardens. It is offered with a long lease and viewing is highly recommended.

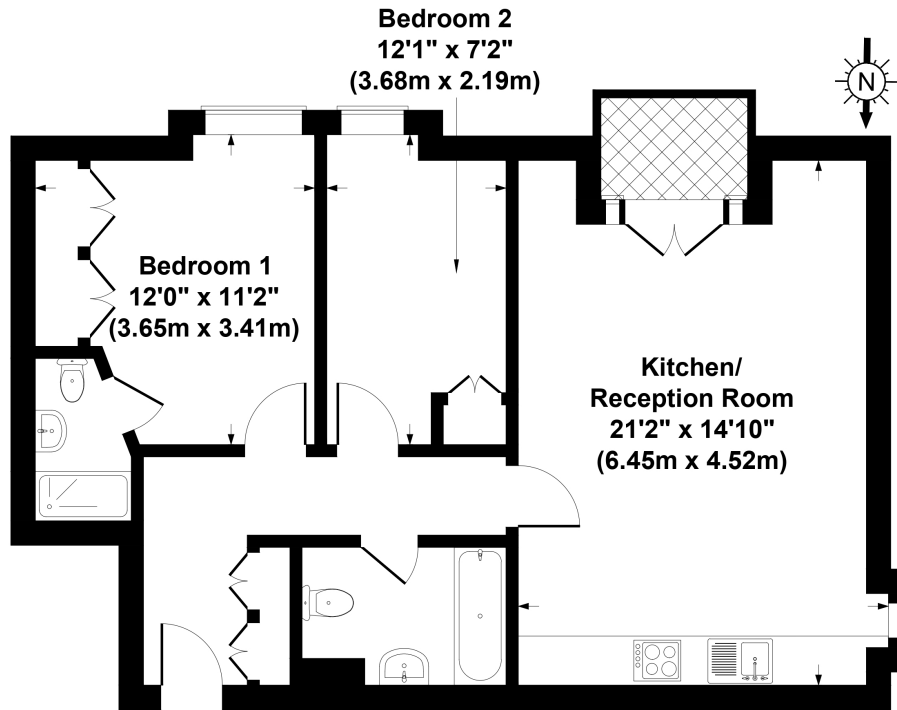


- Two Bedrooms
- Two Bathrooms (One en-suite)
- 147 Year Lease
- Balcony
- Underfloor Heating
- Open Plan Kitchen/Reception
- Off Street Parking
- Communal Gardens
- £1400 pa Service Charge/ £280 ground rent
- Proximity to shopping and transport









**Third Floor**

**Torrington Park, London, N12**

**Gross Internal Area 656 sq ft /61 sq metres**  
 Not to Scale. Produced by The Plan Portal 2019  
 For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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