

## Harley Court, High Road, London, N20

# £425,000

This bright and spacious two double bedroom apartment is located on the ground floor of an attractive block set back from Whetstone High Road with access to Swan Lane Open Space at the rear. The property benefits from allocated parking, its own garage, communal gardens and intercom access and is conveniently situated for local buses as well as Totteridge & Whetstone and Woodside Park (Northern Line) tube stations (approx. 0.5 miles to both).

Sought-after primary and secondary schools are also located nearby. The property is offered chain free with a share of freehold and a 974-year lease, and is perfect for first time buyers or buy-to-let investors.



- Two Double Bedrooms
- Allocated Parking Space
- Ample Storage
- Bathroom with separate bath and shower
- Ground floor
- 0.5miles to Woodside Park Tube Station
- Reception
- Private Garage
- Kitchen
- Communal Gardens
- Proximity to High Road shops and transport
- £2,000 p.a. service charge plus peppercorn

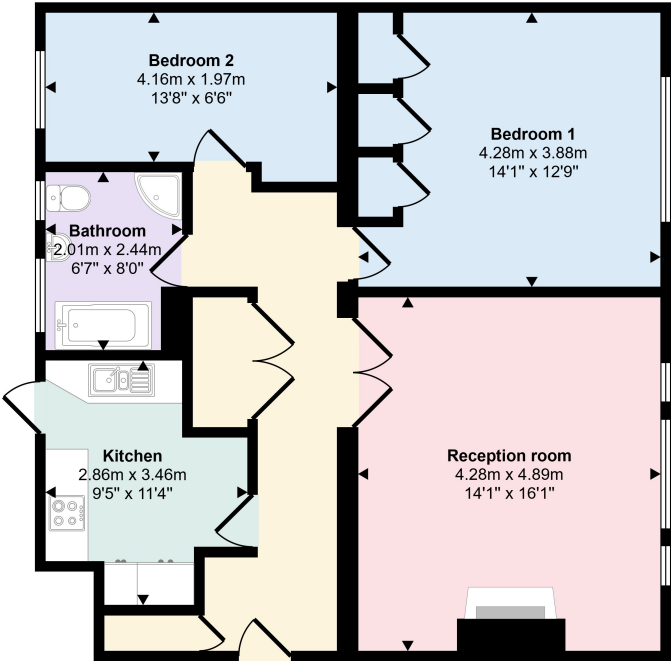






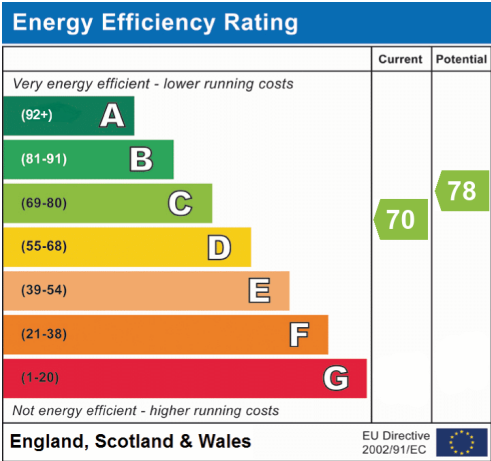


Approx Gross Internal Area  
76 sq m / 822 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

- 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 co-operation 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.
- Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
- Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT) . Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.
- This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.