

## Magnolia Court, Nether Street, London, N3 1HX

# £400,000

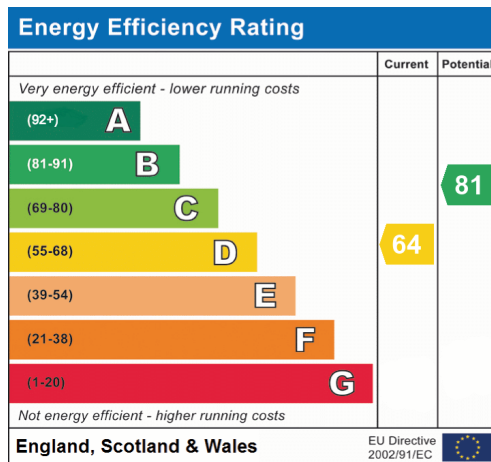
We are pleased to offer this clean and bright, 2 double bedroom flat on the second floor of a purpose built block conveniently located just 0.3 miles from the local shops, amenities and transport links of Finchley Central. With a long lease of over 900 years, this neutrally decorated property also benefits from a good sized lounge with breakfast bar, modern bathroom and kitchen and parking to the rear.



- Two double bedrooms
- Modern kitchen and bathroom
- Council Tax Band - D
- Long lease - approx 940 years
- Off-street parking
- Service charge - £2,967.54 p.a.







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.
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