

O.I.R.O £550,000

A stunning two bedroom, two bathroom split-level penthouse apartment with panoramic views over London. Benefits include a jacuzzi bath, lift, balcony, parking and concierge. Conveniently located for North Finchley's shopping & transport amenities and within 0.5 miles of Woodside Park tube station. Chain free. Council Tax Band F.



- Open Plan Reception/Kitchen
- Two Bathrooms (One En-suite)
- Lift
- Secure underground parking
- 0.5 miles to Woodside Park Tube Station
- Ground Rent £300 p.a.

- Two Bedrooms
- Guest W.C.
- Balcony
- Concierge
- Long Lease (106 years)
- Service Charge £5,750 p.a.



































APPROX. GROSS INTERNAL FLOOR AREA 1050.77 SQ. FT / 97.62 SQ. M APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 1198.99 SQ. FT / 111.39 SQ. M WHILTS EVEN ATTEMPT HAS BEEN MADE TO INCLUDING INE LENARCE 1795.39 SU. TI / TI.39 SU. M WHILTS EVEN ATTEMPT HAS BEEN MADE TO SUBME THE ACCURACY OF THE FLOOP RHAN CONTA INED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSION, THE STATEMENT. THIS FLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOP FLANK ARE NOT DONE TO "SCALE".

Energy Efficiency Rating						
					Current	Potential
Very energy efficient - lower running costs						
(92-100)	Α					
(81-91)	В					
(69-80)	С				74	76
(55-68)		D				
(39-54)		Ε				
(21-38)			F			
(1-20)			(G		
Not energy						
				U Directive 002/91/EC	$\langle \bigcirc \rangle$	

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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2. These particulars do not constitute any part of an offer or a contract.

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5. 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. 6. 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.

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