

£390,000 Leasehold

Oregon Court, 33 Toye Avenue, Whetstone, London N20 0FL



- Ground Floor with Patio
- Dual Aspect Kitchen/Reception Room
- Parking Space
- Approx. 567 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk from Totteridge & Whetstone Station

GENERAL DESCRIPTION

A spacious and smartly-presented flat on the ground floor of this attractive, recently-constructed development. The property has a twenty-foot, dual-aspect reception room with open-plan kitchen featuring integrated appliances. Double doors lead out to a private patio area. There is a generously-sized bedroom, a stylish, modern bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of an off-street parking space plus Totteridge & Whetstone Station (Northern Line) is only a short walk away.

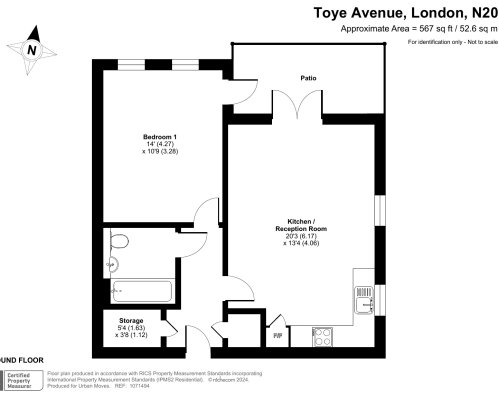
Tenure: Leasehold (250 years from 2021).

Service Charge: £68.66 per month (subject to annual review).

Council Tax: Band D, London Borough of Barnet.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

GROUND FLOOR

Entrance hallway

Reception

20' 3" x 13' 4" (6.17m x 4.06m)

Kitchen

included in reception measurement

Patio

Bedroom

14' 0" x 10' 9" (4.27m x 3.28m)

Bathroom

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.