

STUDIO FLAT – FOR SALE



In need of updating, this studio flat is situated to the rear of the third floor of this purpose built, ex-local authority block, and is offered to market **chain free**.

The block is conveniently situated, lying approximately a third of a mile from Highgate Underground Station (Northern Line).

Shopping and further transport facilities along Highgate High Street are approximately half a mile away.

Viewings by appointment only

10, NORTH HILL COURT, NORTH HILL, LONDON N6 4AD

GUIDE PRICE: £289,950 - LEASEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maundertaylor.co.uk - 020 8446 0011

MAUNDER TAYLOR

Main entrance door via intercom and stairs rising to 3rd floor landing. Door opening to;

Small hallway with intercom, integral cupboard, and door opening to;

Main Room Double glazed window to rear. Door to;

Kitchen Wall mounted boiler (hot water) only, 2-ring electric hob, sink & drainer, space for low level fridge and washing machine, double glazed window to side.

Bathroom Comprising bath, WC, wash basin, tiling to walls, electric towel radiator (not tested), wall mounted electric heater (not tested), double glazed window to side.

Lease From 16th November 2009 expiring 24th December 2163 – (approx. 141 years remaining).

Ground Rent Paying £100 per annum, doubling every 25 years. First increase to take affect 29th September 2034.

EPC Rating: E – Current: 41 Potential: 79

Third Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 28.2 sq. metres (303.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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