

## STUDIO FLAT – FOR SALE



In need of updating, this studio flat is situated to the front 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***

**11, NORTH HILL COURT, NORTH HILL, LONDON N6 4AD**

**GUIDE PRICE: £300,000 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.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

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

Hallway with cupboard, and door to;

**Main Room** Secondary glazed window to front (in need of repair). Built in cupboard, radiator, folding door to kitchen, and further door to;

**Bathroom/WC** WC with double glazed window to rear. Bathroom comprising bath, wash basin, tiling to walls, chrome towel ladder, secondary glazed window to side (in need of repair).

**Kitchen** Stainless steel sink & drainer, 2-ring hob, wall mounted boiler, space for low level fridge & washing machine, double glazed window to side.

**Lease** From 16<sup>th</sup> November 2009 expiring 24<sup>th</sup> December 2163 (approx. 141 years remaining).

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

**EPC Rating:** D – Current: 68 Potential: 77.

## Third Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 30.8 sq. metres (331.6 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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