



Magdalene Gardens, Whetstone, London

Available

Offers in excess of £350,000 (Leasehold)





Spacious, 2-bedroom, top floor flat, with underground parking

****GUIDE PRICE- £365,000-£375,000****

Baker and Chase are delighted to present, this well proportioned Penthouse apartment nestled away in a well maintained gated development, offered chain free.

This top floor flat is perfect for a first-time-buy or buy-to-let investment. There is allocated underground parking as well as visitor parking around the development. The block is a small one, containing just 7 flats, however, this apartment has the top floor (3rd floor) all to itself. The residents also benefit from a private gymnasium that can be found in the development.

Once inside, there is a spacious living room, providing plenty of space and natural light, which is open to a fitted kitchen. Both bathrooms are original, but have recently been freshened up with a coat of paint. The bedrooms both offer great space for storage and sleeping accommodation and are both well sized double bedrooms.

Magdelene Gardens is a delightful gated development, just off of Russell Lane, providing excellent access to Hampden Square and East Barnet Village, which means a lovely selection of local shops and transport links into Central London. Southgate Underground station, which services the Piccadilly Line is located just 1 mile away, with Oakleigh Park Station just 0.8miles away. There are some of the areas nicest open spaces close by including Oak Hill Park, Brunswick Park and Bethune Park.

Tenure: Leasehold

Lease Term Remaining: 138 Years

Ground Rent: £275

Service Charge: £2400.00 p/annum

Council Tax Band: E

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: 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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

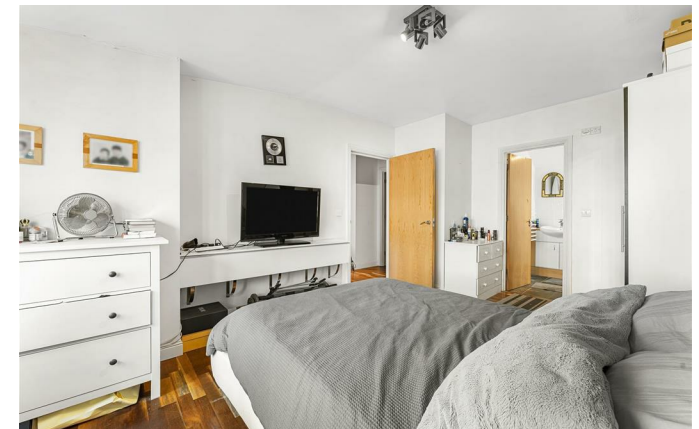
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Connected Persons

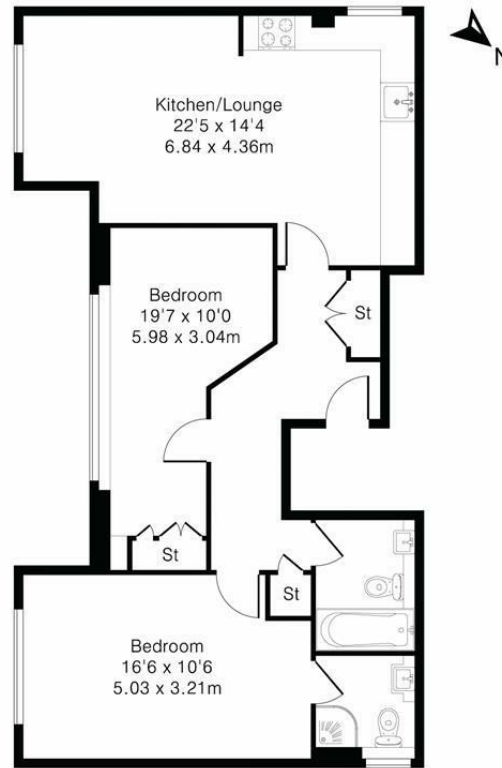
The Estate Agents Act 1979 requires us to inform all interested parties that the part owner of this property is an employee of Baker and Chase.







Approximate Gross Internal Area 796 sq ft – 74 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Barnet / Council Tax Band: E

