



Ribblesdale Avenue, London

Available

£375,000 (Leasehold)





Baker and Chase are delighted to present, this two double bedroom apartment on Ribblesdale Avenue, offered chain free.

This first floor flat is perfect for a first-time-buy or buy-to-let investment. There is residents parking as well as unrestricted on street parking just outside the development. The block is well maintained and contains just 14 flats.

Once inside, there is a spacious living room, providing plenty of space and natural light, as well as access to the kitchen, which was upgraded within the last 3 years. The bathroom is original, but fully operational. Both bedrooms are good, functional sizes and come with ample wardrobe space.

Ribblesdale Avenue is a sought after residential location, running just off Colney Hatch Lane, providing excellent access to Muswell Hill, Friern Barnet and New Southgate, which means a lovely selection of local shops and transport links into Central London. A 24 hour Tesco superstore is only moments walk away. There is a pedestrian walk-way nearby which provides to New Southgate Station, which is really useful for commuters. There are some of the areas most 'outstanding' Ofsted rated schools near by, including Wren Academy and The Compton School.

Tenure: Leasehold

Lease Term Remaining: 100 Years

Ground Rent: £190

Service Charge: £2,200.00 p/annum

Council Tax Band: D

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).







Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

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

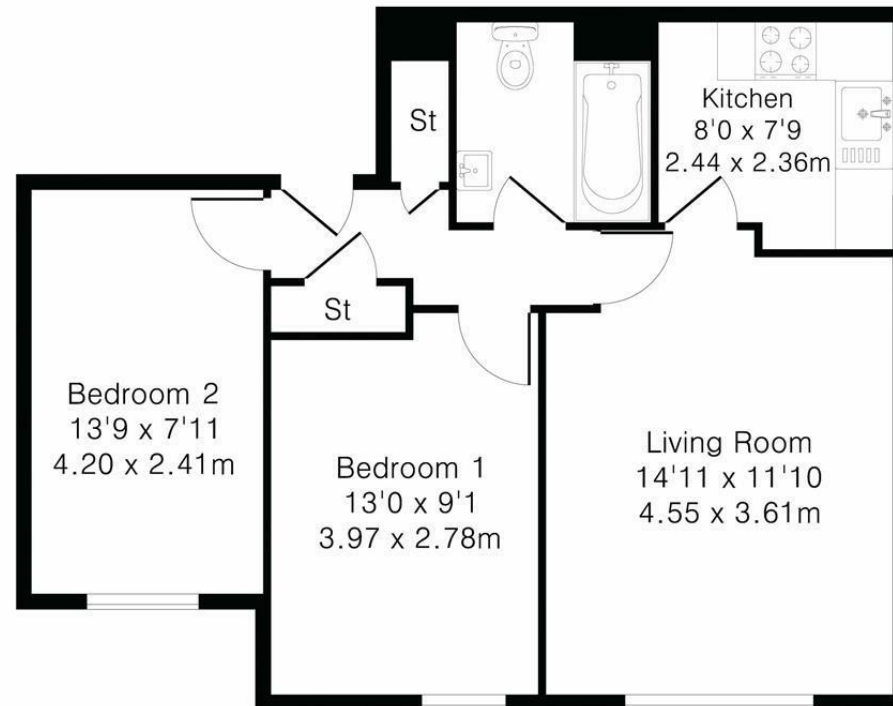
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 576 sq ft – 54 sq m



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 C / Local Authority: Barnet / Council Tax Band: D

