



**Manor Court, Aylmer Road, London, N2 0PJ**



**welcome to**

## **Manor Court, Aylmer Road, London**

Set on the top floor of this well maintained development is this two double bedroom flat offering in excess of 700 sq/ft. Further benefits include landscaped communal gardens and off street parking. The flat is offered on a chain free basis.

The property comprises of a bright living room, separate kitchen, master bedroom with built in wardrobes, further double bedroom and bathroom.

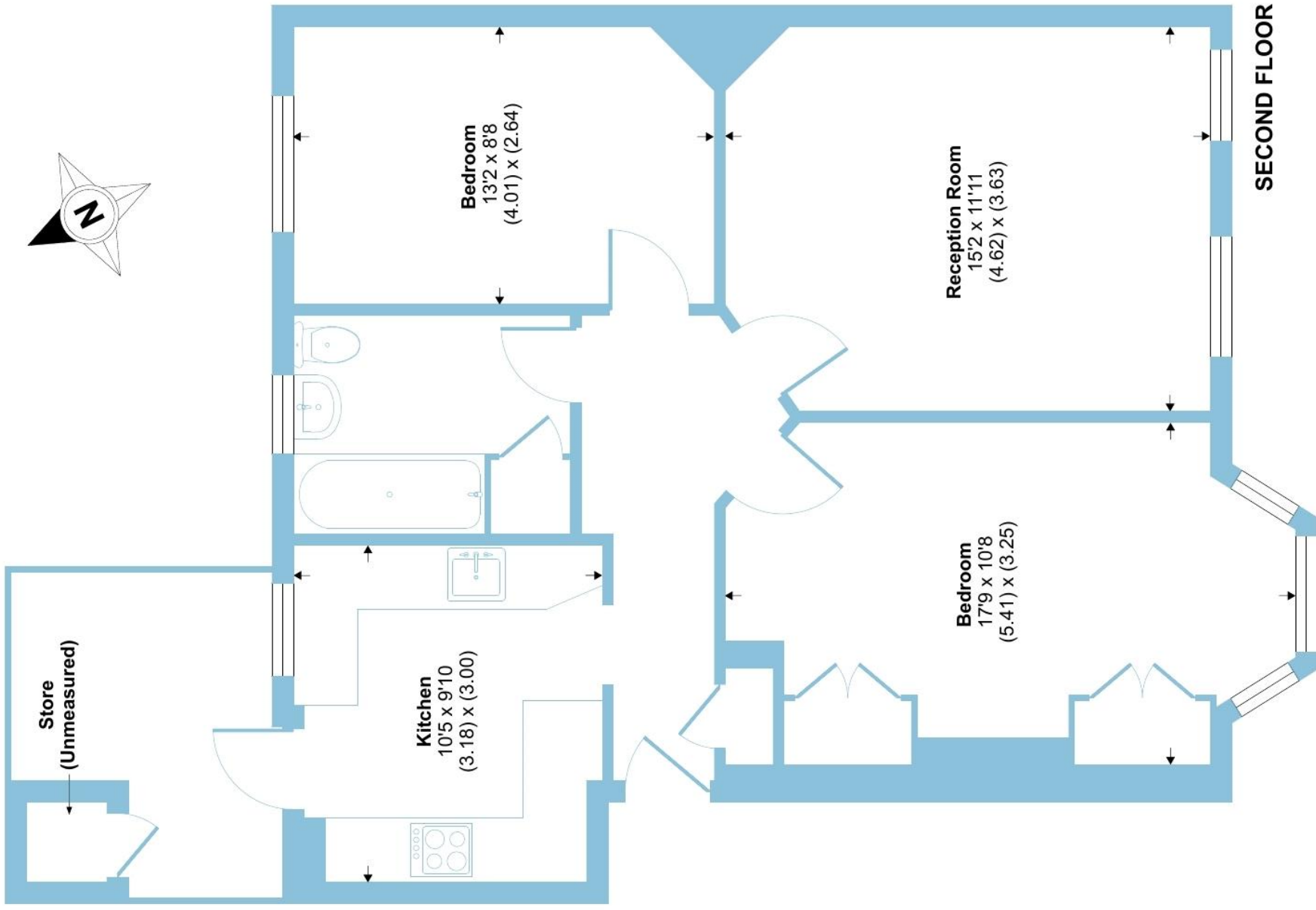
Manor Court is well placed to take advantage of Highgate's multiple facilities, schools, numerous open spaces and local transport links including quick access to the A406 and M1. Access to the City and the West End is very convenient via tube or bus.



# Aylmer Road, London, N2

Approximate Area = 716 sq ft / 66.5 sq m (excludes store)

For identification only - Not to scale



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## Manor Court, Aylmer Road, London

- Purpose built
- Top floor
- Two double bedrooms
- Communal gardens
- Off street parking

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D

Ground Rent: £0

Service Charge: £2132.76 pa

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH105572](https://barnardmarcus.co.uk/Property/MUH105572)

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1976. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MUH105572 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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