



Gean Court Cline Road, London N11 2NF

welcome to

Gean Court Cline Road, London

Located on the third floor of a modern purpose-built block, this bright and spacious two-bedroom, two-bathroom flat benefits from an abundance of natural light and underground parking.

The flat comprises of a reception room with access onto a private balcony, modern kitchen, master bedroom with ensuite bathroom, second bedroom and bathroom. It also offers ample storage space and is offered to the market with no onward chain.

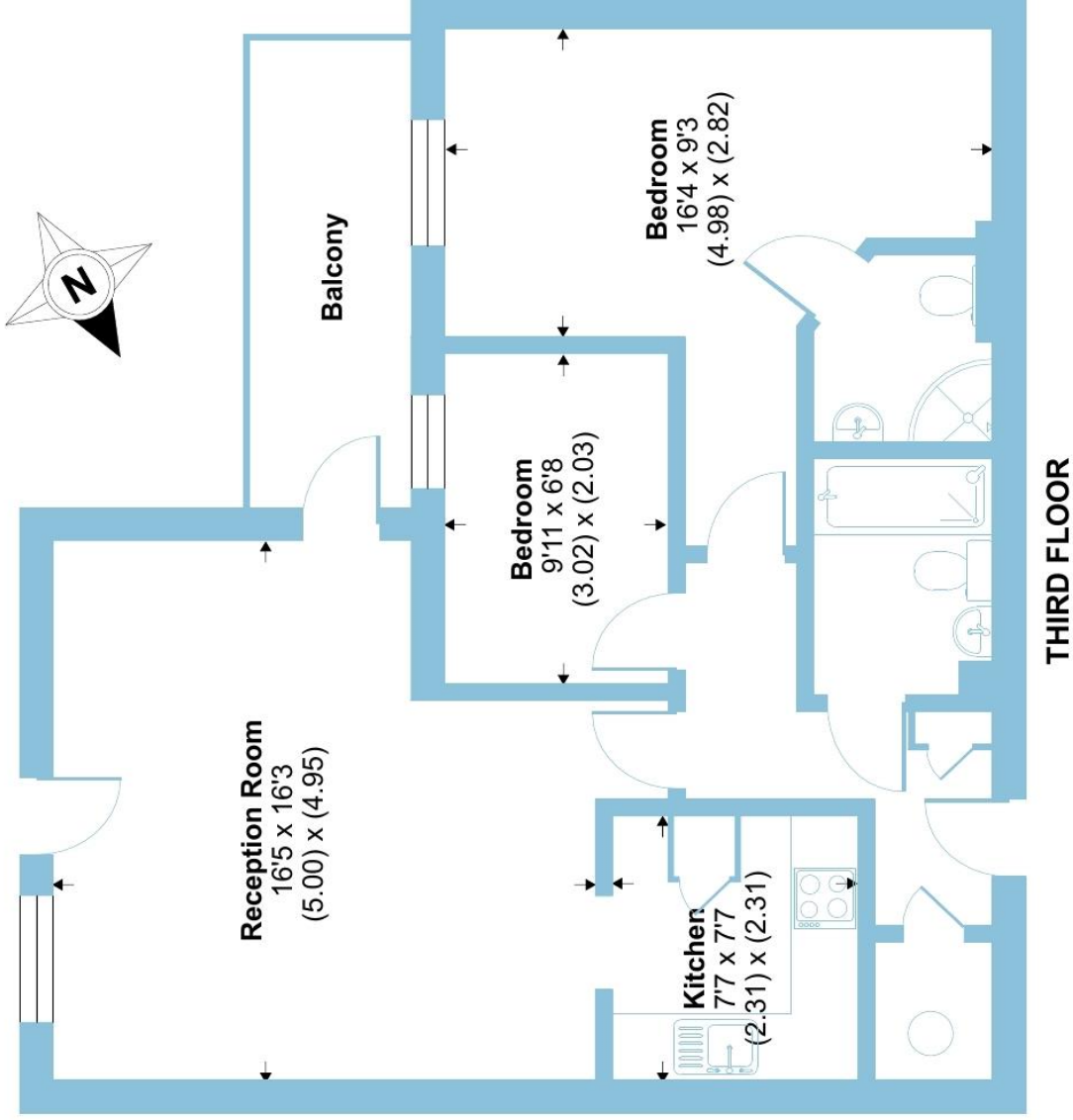
With an ideal location close to the shops and restaurants found in and around Bounds Green, the property also boasts close proximity to the beautiful, green spaces of Muswell Hill Golf Course.



Gean Court, Cline Road, London, N11

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



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Gean Court Cline Road, London

- Modern block
- Third floor
- Lift
- Two bedroom
- Two bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: £2862

Ground Rent: £200

This is a Leasehold property with details as follows; Term of Lease 99 years from 06 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106147



Property Ref:
MUH106147 - 0005

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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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



barnardmarcus.co.uk