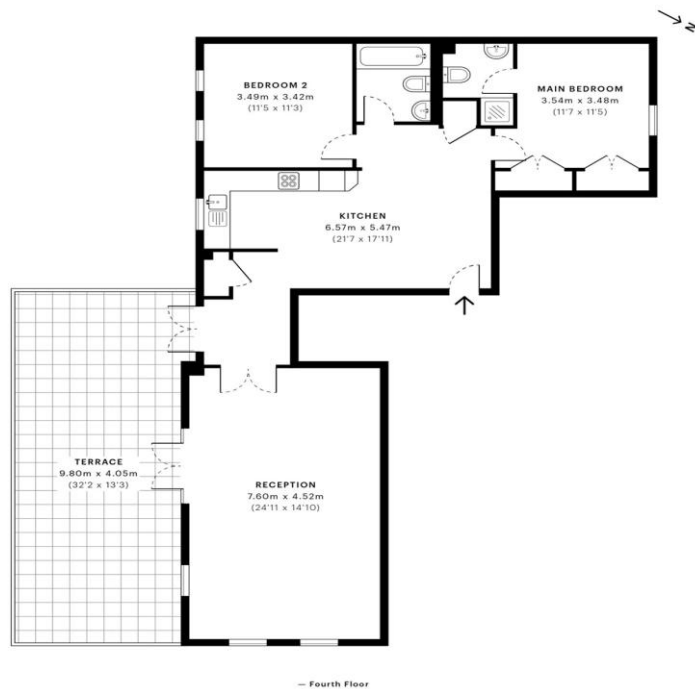




Yarlington Court, London N11 3GS



GROSS INTERNAL AREA (GIA)
The footprint of the property
97.57 sqm / 1050.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
94.92 sqm / 1021.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
37.20 sqm / 400.42 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 135.49 sqm / 1458.40 sqft
IPMS 3C RESIDENTIAL: 132.98 sqm / 1433.57 sqft
SPEC ID: 611e320831a4b90dc2a72e15

welcome to Yarlington Court, London

- Two Bedroom Penthouse Flat
- Lift & Entry Phone
- Allocated Parking

Tenure: Leasehold

EPC Rating: C

- Private Roof Terrace
- Chain Free

Council Tax Band: E Service Charge: £1996.00

Ground Rent: £195.00

£539,000



A rarely available CHAIN FREE two-bedroom PENTHOUSE FLAT set within this GATED MODERN BLOCK and conveniently located with New Southgate station located 0.3 miles away & Arnos Grove tube station 0.7 miles away.

This modern block is approached via secure gates and well-manicured communal gardens. This recently modernised penthouse flat benefits from lift access and 32ft long private roof terrace, as well as two double bedrooms, two bathrooms (one en-suite), fitted kitchen and 24ft long reception room. The residence is sold chain free.

Steeped in history, New Southgate & Friern Barnet also known as little Barnet is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone four Piccadilly Line tube station at Arnos Grove and Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

view this property online barnardmarcus.co.uk/Property/WTS107003

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107003 - 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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