

## FOR SALE – CHAIN FREE RAISED GROUND FLOOR FLAT WITH SERVICE BALCONY



### Flat 14, High Trees, High Road, London N20 0PZ

Flat 14 is situated through the feature entrance arch way, towards to rear of the development and adjacent to park land.

The flat is conveniently situated lying approximately half a mile from the shopping and transport facilities of Whetstone. Totteridge & Whetstone underground station (Northern Line) is a little over half a mile from the property – slightly closer if taking the pedestrian route via the adjacent park.

*The owners are in the process of extending the lease – the benefit of which will be available from completion of the sale.*

**Viewings - strictly by appointment only**

#### ACCOMMODATION

TWO BEDROOMS • RECEPTION • FITTED KITCHEN • BATHROOM  
GAS CENTRAL HEATING • CHAIN FREE

**Guide Price: £399,950 LEASEHOLD – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Steps up to porch with front door opening to Entrance Hallway - doors opening to;

## Reception

Decorative coving, feature moulded arch & fireplace. Radiator, double glazed windows to side and rear with open outlook.

## Kitchen

Range of fitted wall & base units, sink and drainer, gas hob with hood above, electric oven and grill, space for washing machine, wall mounted boiler, tiling to walls, window & door to utility balcony.

## Bedroom

Fitted wardrobes, radiator, double glazed window to rear.

## Bedroom

Radiator, double glazed window to rear.

## Bathroom

Comprising bath with hand held shower spray & shower screen, wash basin, close coupled WC, towel radiator, storage cupboard, tiling to walls, obscure glass double glazed window to front.

**Service Charge:** The vendor advises this is £1,474 – Sept 2024 – Sept 2025.

**Council Tax: Band D**

## Tenure

The current lease is being extended – once complete, the lease will expire in 2212 (approximately 187 years remaining), and with a peppercorn ground rent.



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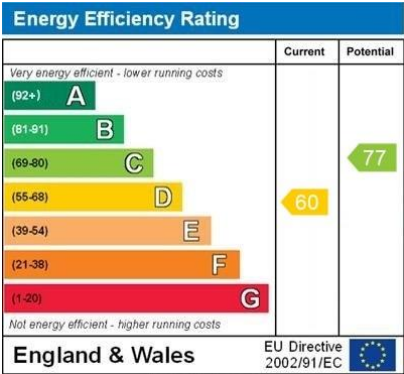
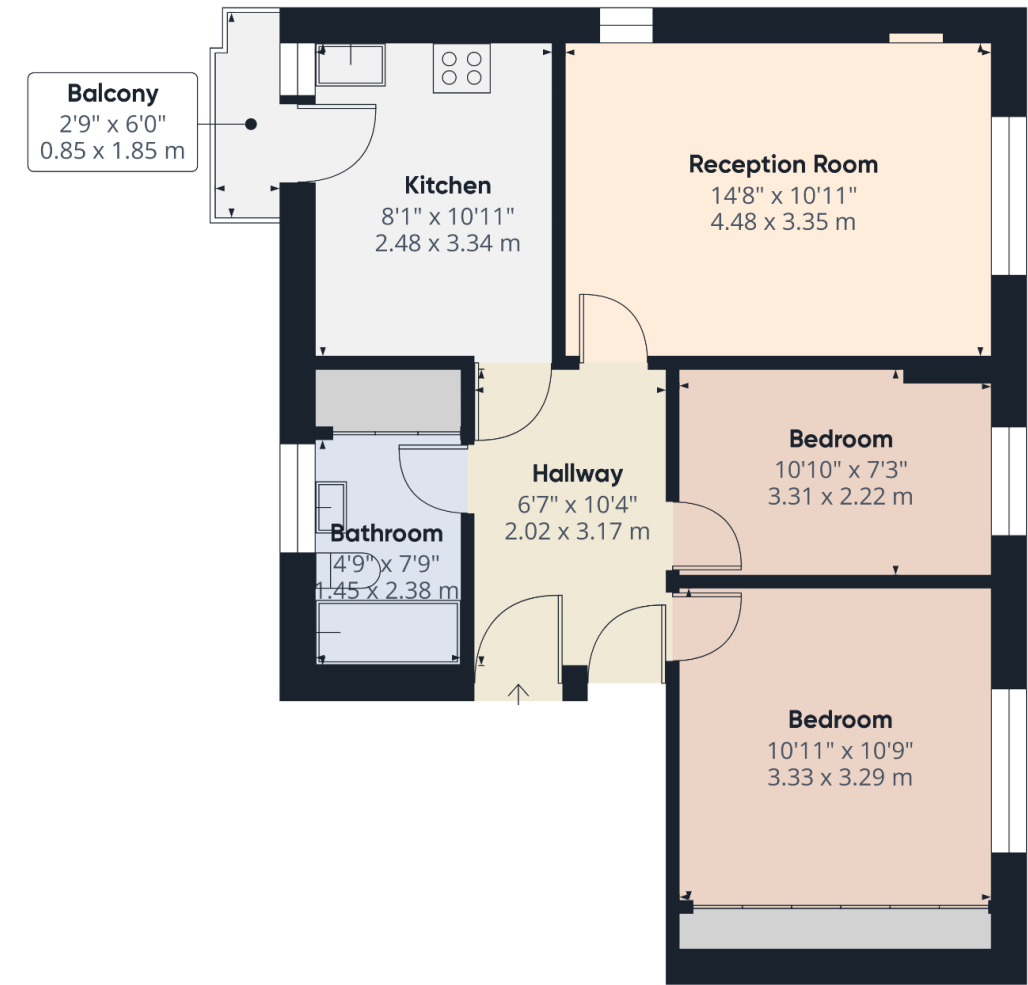
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# MAUNDER TAYLOR

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