



## 7 Magdalene Gardens

Whetstone, N20 0AF

Asking price £335,000



# Welcome to 7 Magdalene Gardens

Whestone, N20 oAF

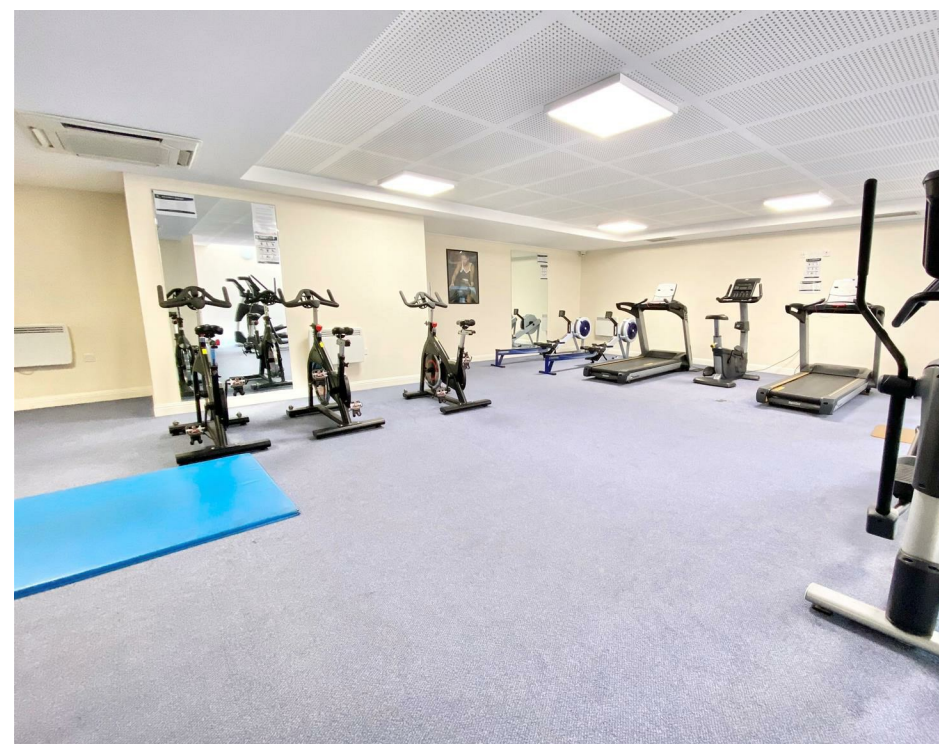
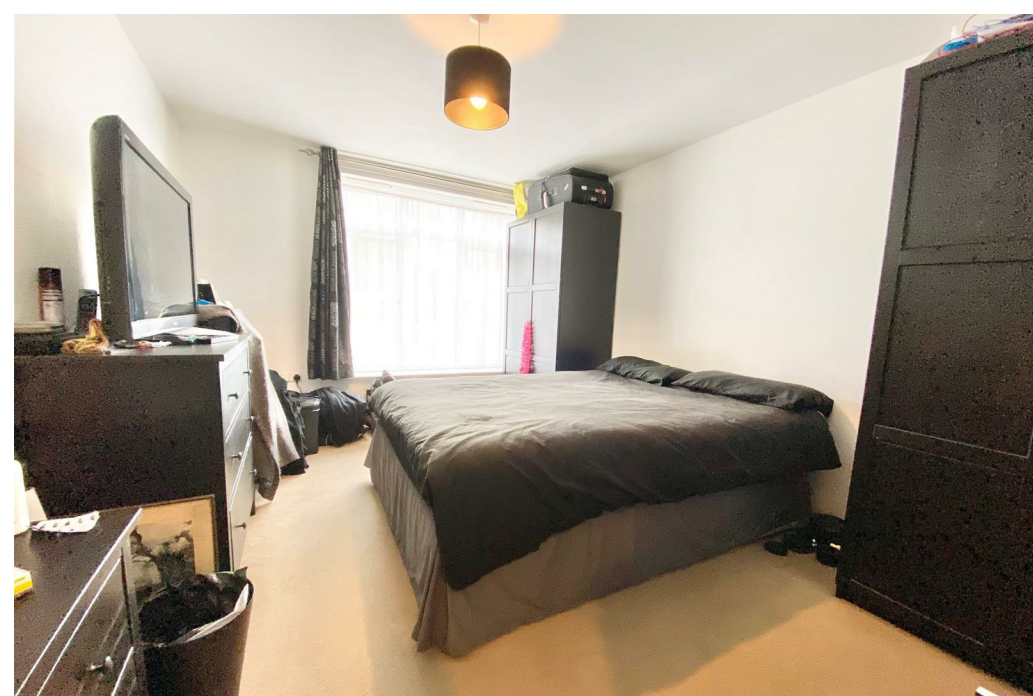
Welcome to this charming apartment located in the prestigious Magdalene Gardens in London. This delightful property boasts a spacious reception room, modern kitchen, good size bedroom, patio area and an on-site gymnasium. The property features a well-maintained bathroom, ensuring convenience and privacy for the residents. Situated on the ground floor, accessibility is a breeze, especially with the added convenience of a lift in the block.

The gated secured development provides peace of mind and a sense of exclusivity for those seeking a secure living environment. What sets this apartment apart is its larger than average size, offering ample space for comfortable living. Whether you're looking to unwind in the living room, prepare a meal in the kitchen, or retreat to the bedroom for a restful night's sleep, this apartment caters to your every need.

Unexpired years lease: 138 years lease  
Service Charge: £200 per calendar month  
Ground Rent: £250.00 per annum  
Level: Ground level (Lift en-block)







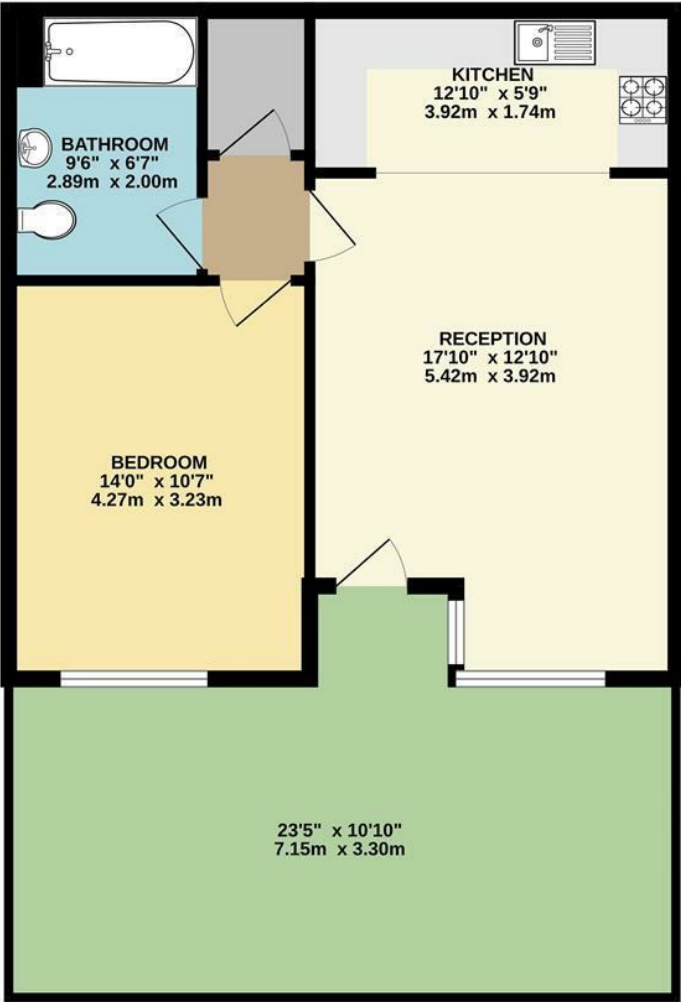


PRIVATE LAND  
NO UNLAWFUL USE

2.3m

# Floor Plan

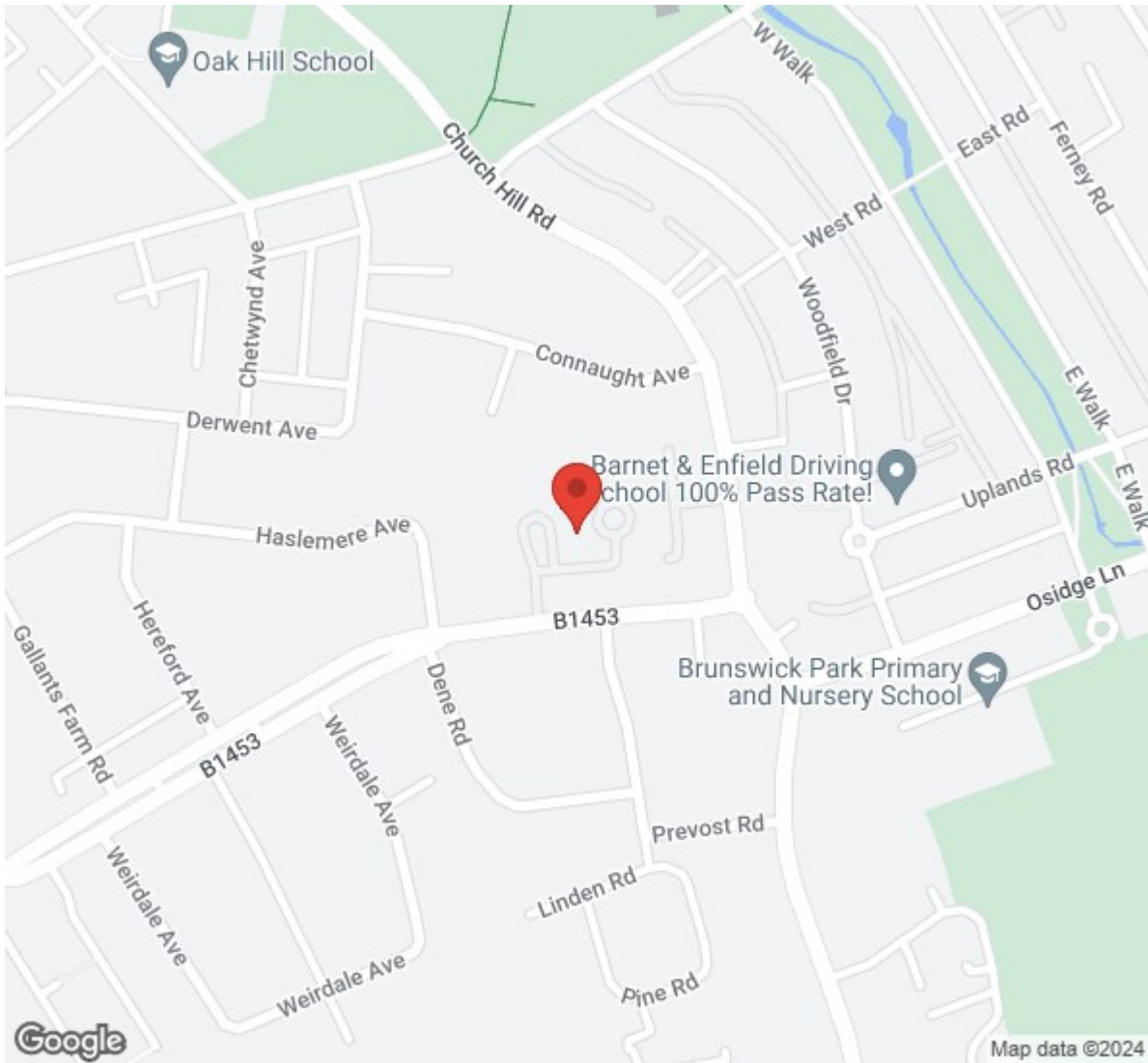
GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map

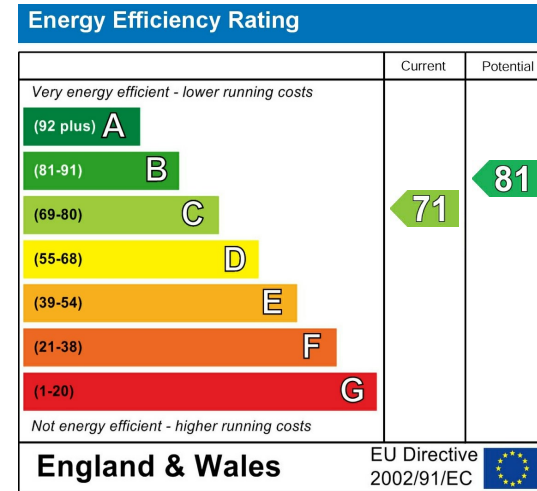


## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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## Aleco Estate Agents

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