

## Chessington Court, Temple Fortune N3 £575,000 Subject to contract

A spacious and well-designed apartment of circa 1295 sq ft ( 120.4 sqm ) in this popular purpose-built block with a private balcony.

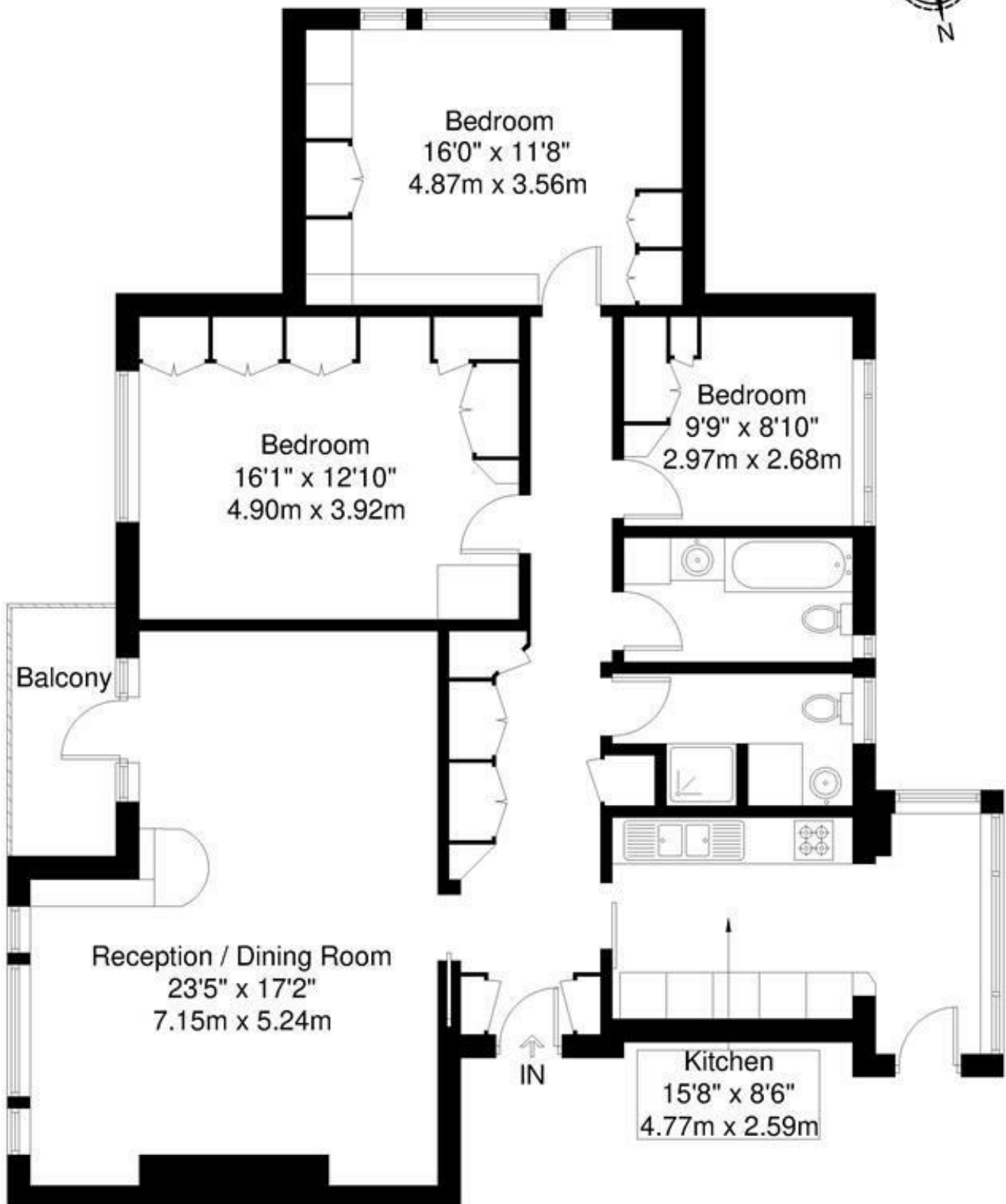
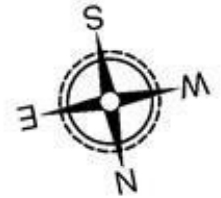
Arranged on the third floor ( with a lift ) the property offers well-planned living space offering a spacious reception room with a balcony, 3 bedrooms, 2 bathrooms, and a separate fully fitted kitchen with a utility room.

Chessington Court on Charter Way is ideally located and is within walking distance of Kinloss Synagogue, and the transport and the numerous restaurants and retail outlets of Temple Fortune.









Third Floor

Chessington Court, Charter Way Temple Fortune, N3

Total Gross Internal Area = 120.4 sq m / 1295 sq ft

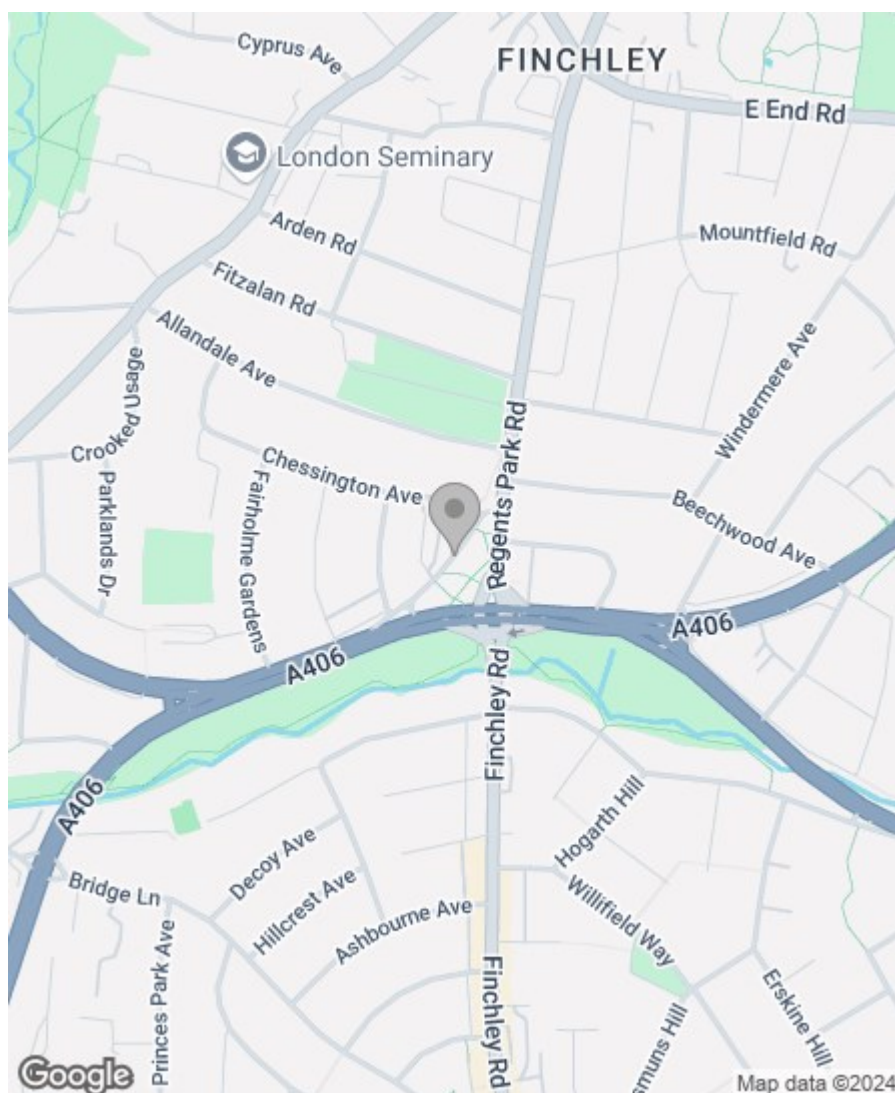
All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	Temple Fortune, N3
Price	£575,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	Barnet
Tax Band	F
Current Ground Rent	TBC
Service Charge	£4776.22 pa (Plus Sinking fund contribution)
Term	Leasehold - 999 years from 1 January 2013

## Key Features

- 988 Year lease
- Recently refurbished common parts
- Popular block and location
- Off street Parking
- Bright 3rd Floor apartment
- Lift & Entryphone
- Art Deco block set in well maintained grounds
- Chain Free
- Walking distance to Temple Fortune



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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