



# Monarch Court

Lyttelton Road, N2

Asking Price £475,000

Offered chain free, a large four bedroom ground floor flat comprising over 1,100 square feet of accommodation including a south facing reception room.

The property is situated in Monarch Court, a popular mansion block with the benefit of a communal garden and being located close to Lyttelton Playing Field. Sole agent.

**CHESTERTONS**



# Monarch Court

Lyttelton Road, N2

- Ground floor flat
- 1,100 square feet
- South facing reception
- Four bedrooms
- One bathroom
- Communal garden



**Tenure:** Leasehold 949 years remaining.

**Service Charge:** £6,600 per annum.

**Ground Rent:** £0

**Local Authority:** Barnet

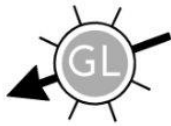
**Council Tax Band:** E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

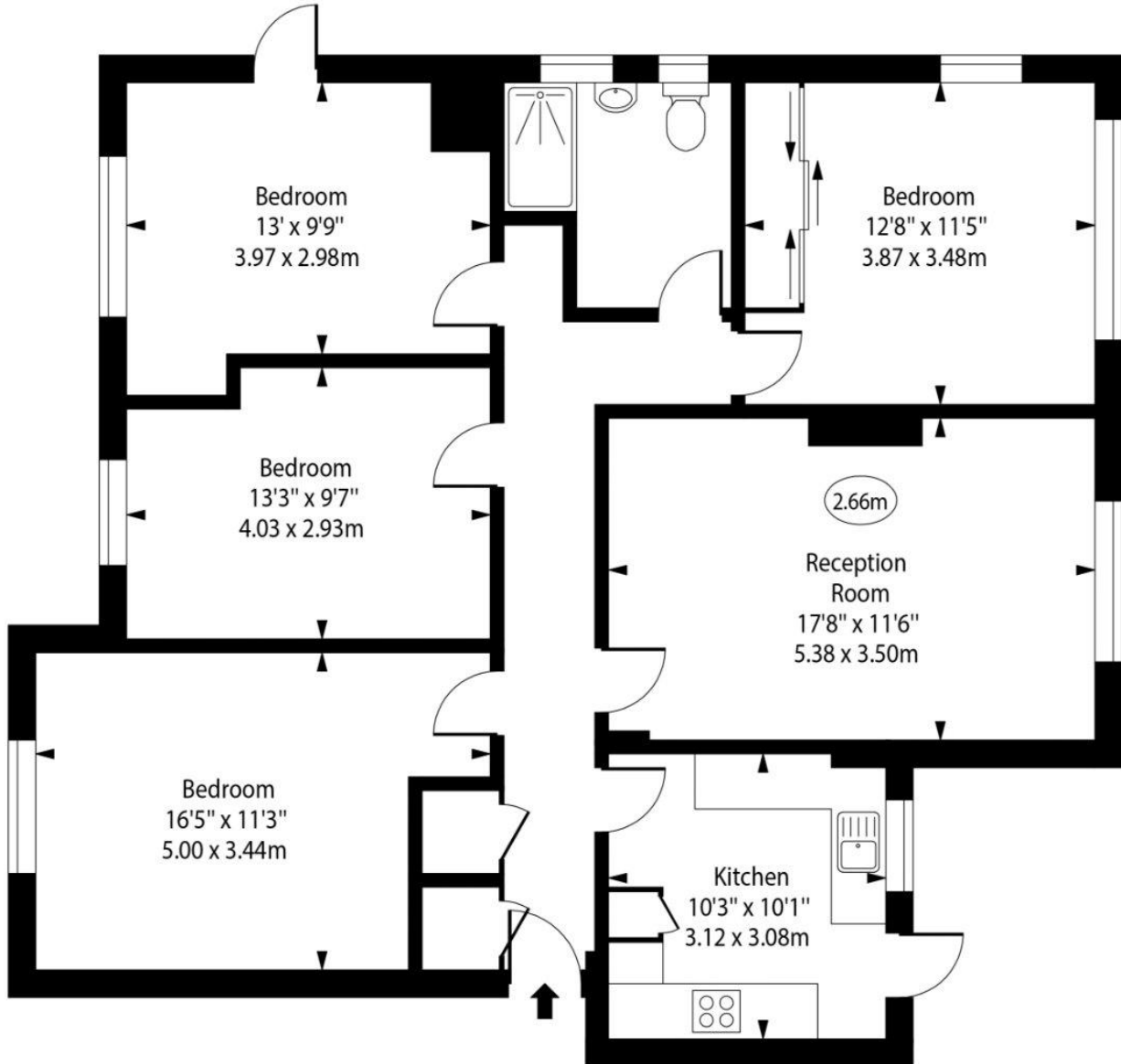
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Monarch Court,  
Lyttelton Road, N2



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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