



**WIDECOMBE COURT, EAST FINCHLEY, LONDON, N2**  
**£450,000 LEASEHOLD**

**A BRIGHT AND SPACIOUS TWO BEDROOM  
PURPOSE BUILT APARTMENT LOCATED  
WITHIN EASY ACCESS TO EAST FINCHLEY**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)





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**DESCRIPTION:**

We are pleased to offer this well-presented two bedroom first floor purpose built apartment with private balcony entrance and storage. The property is conveniently located for East Finchley underground station, an array of shops, bars and restaurants, as well as ample local recreational parkland, such as Lyttelton Playing Fields, Highgate Woods, Kenwood House and Hampstead Heath. This spacious property comprises of two double bedrooms, a large reception room, eat-in kitchen, bathroom and access to private balcony with lovely views of the communal grounds. Offered on a chain free basis an internal viewing is highly recommended!

**TENURE:**

Leasehold – 92 years

Service Charge:

£1630.00 per annum Incl. Building & communal areas upkeep

Building Insurance:

£765.00 per annum

Ground Rent:

£100.00 per annum

**COUNCIL TAX:**

Band D

**AT A GLANCE**

- Purpose built development
- First floor
- Spacious throughout
- Two double bedrooms
- Large Reception room
- Eat-in kitchen
- Private balcony & Storage
- Communal grounds



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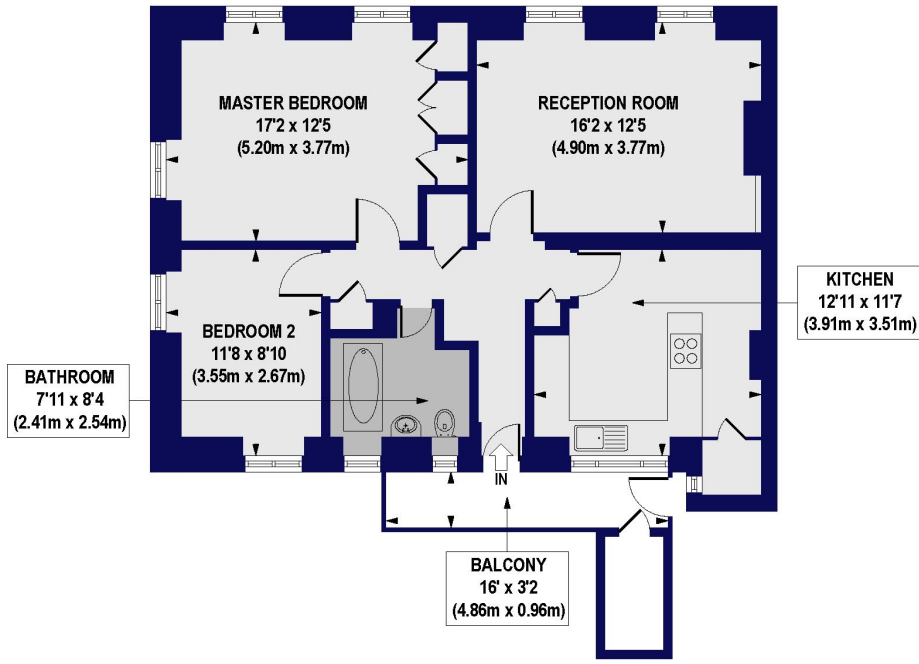
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**Widcombe Court, Lyttelton Road, N2**  
 Appox. Gross Internal Floor Area 832 sq. ft / 77.25 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

