



Montmorency Gardens, London, N11

£440,000 offers in excess of

2  2  0 

Offered for sale is this well presented, two-bedroom, purpose built flat, situated on the fourth floor, within the desirable Weavers Court development.

The property benefits from having parking, en-suite to the main bedroom, open-plan living, and the use of the well-maintained communal garden.

KEY FEATURES

- Purpose Built Block
- Double Glazing
- Parking
- Balcony
- Chain-Free



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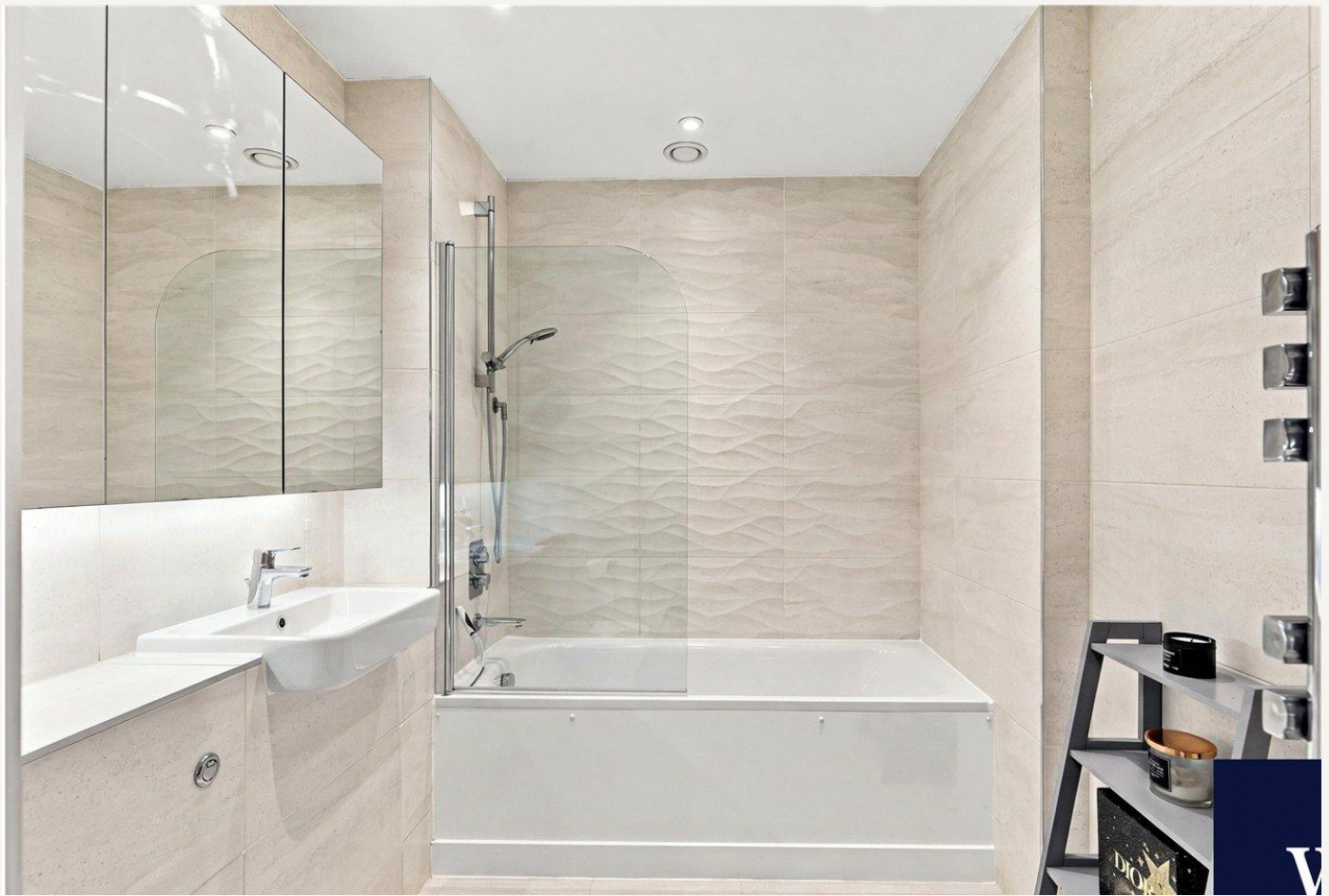
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Further benefits include access to local shopping facilities and good transport links, such as New Southgate overground and Arnos Grove underground stations. The property is being sold on a chain-free basis, and an internal viewing is highly recommended.





MATERIAL INFO

Tenure: Leasehold

Service Charge: £2610 per annum

Ground Rent: £ 400 Annually to be reviewed in 2039

Council Tax Band: D

EPC rating: B

Weavers Court

Total area: approx. 755.4 sq. feet (70.2 sq. metres)



Fourth Floor

Approx. 755.4 sq. feet (70.2 sq. metres)
(excluding Balcony)

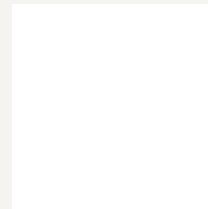


All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260405>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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