



**NETHER STREET, LONDON, N12  
OFFERS IN EXCESS OF £430,000 LEASEHOLD**

## **A WELL-PRESENTED TWO BEDROOM PURPOSE BUILT APARTMENT**

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## DESCRIPTION:

A well-presented two bedroom purpose built apartment ideally located for West Finchley underground station and in the catchment area for good schools, such as Moss Hall Primary School. The property is on the second floor with a lift in block and comprises of a spacious reception room leading to a fully fitted kitchen, two bedrooms with en suite to the primary bedroom and a modern family bathroom. Offered with a long lease and parking via security gates, this would make an excellent purchase for a first time buyer or buy-to-let investor.

## TENURE:

Leasehold - £154 years 2 months  
Service Charge: £3000.00 per annum

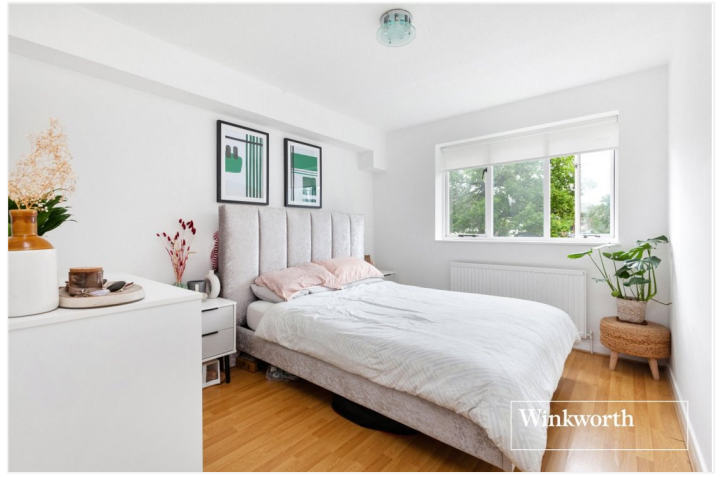
**COUNCIL TAX:** Band D

## AT A GLANCE

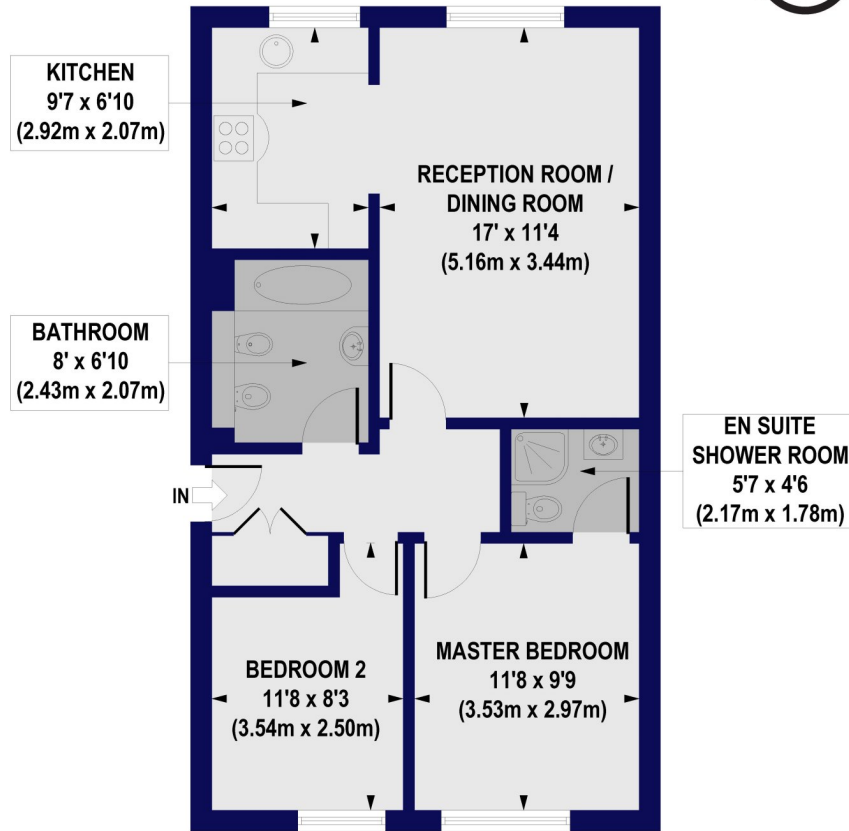
- Purpose built block
- Ideal location for transport links & Schools
- Second floor with lift in block
- Spacious reception room
- Modern kitchen & bathroom
- Two bedrooms
- En suite to primary bedroom
- Parking & communal gardens via security gates







**Westleigh Court, Nether Street, N12**  
 Approx. Gross Internal Floor Area 629 sq. ft / 58.48 sq. m



**SECOND 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.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	