



SONIA GARDENS, LONDON, N12
£400,000 LEASEHOLD

A WELL-PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE

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DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS

We are pleased to offer this well-presented two bedroom ground floor maisonette set in a quiet residential turning within a stone's throw off Woodside Park underground station and North Finchley amenities. The property comprises of a spacious reception room, fully fitted kitchen, two double bedrooms, bathroom and ample storage throughout. Further benefits include a long lease, garage and residents' parking. Offered on a chain free basis.

TENURE:

Leasehold: 964 years
 Service Charge: Approx. £1600.00 per annum

COUNCIL TAX: Band D

AT A GLANCE

- GROUND FLOOR
- SPACIOUS RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN & BATHROOM
- PARKING & GARAGE
- IDEAL LOCATION FOR TRANSPORT & AMENITIES
- OFFERED CHAIN FREE



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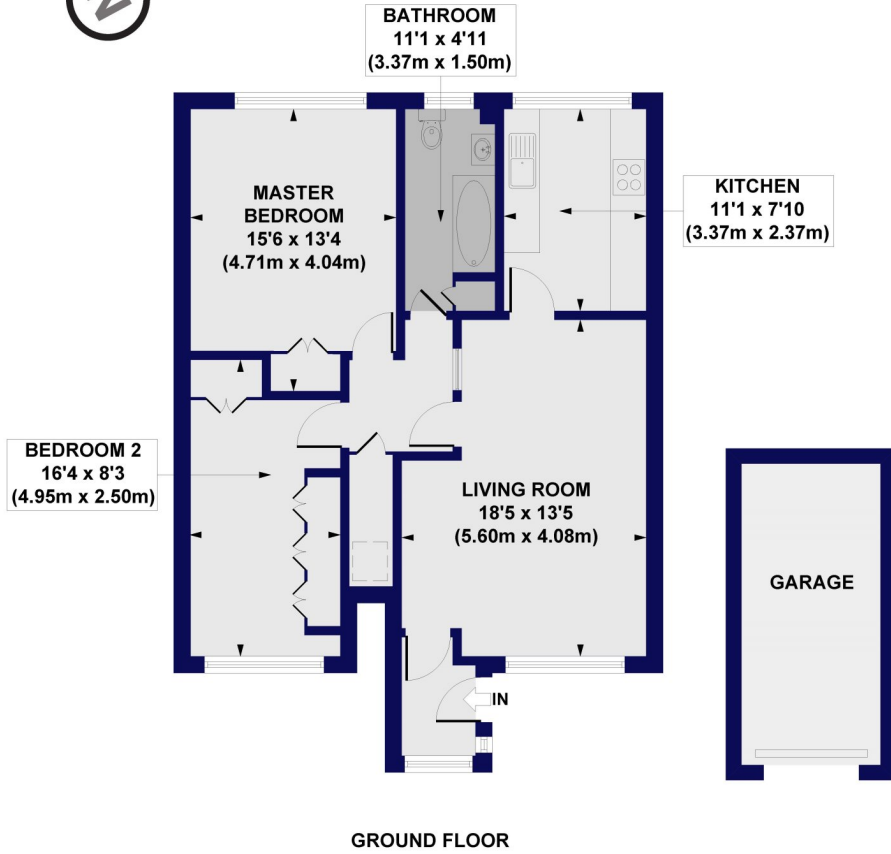
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Aldwick Court, Sonia Gardens, N12

Approx. Gross Internal Floor Area 757 sq. ft / 70.34 sq. m (Excluding Garage)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	