



Clandon Gardens, London, N3

£349,995 *Leasehold*



We are pleased to offer this well presented, ground floor flat, set in a gated development.

The property comprises of a spacious reception room with access to balcony, two bedrooms, fitted kitchen, modern fitted shower room and separate WC.

KEY FEATURES

- Purpose built block
- Ground floor
- Reception Room
- Fitted Kitchen
- Modern fitted shower room & WC
- Secure parking
- Chain free



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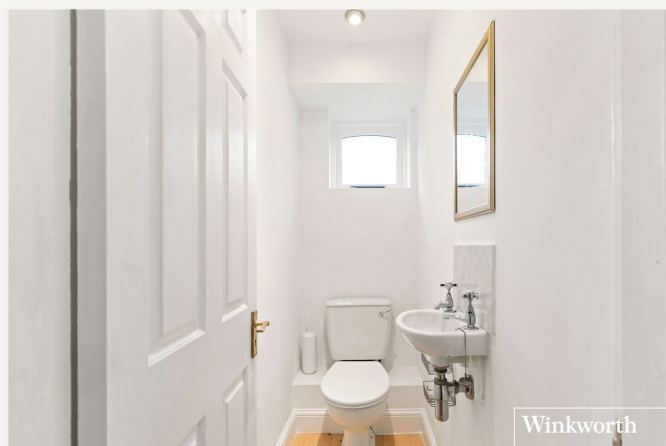
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Further benefits include lovely communal grounds and parking.

Offered on a chain free basis.

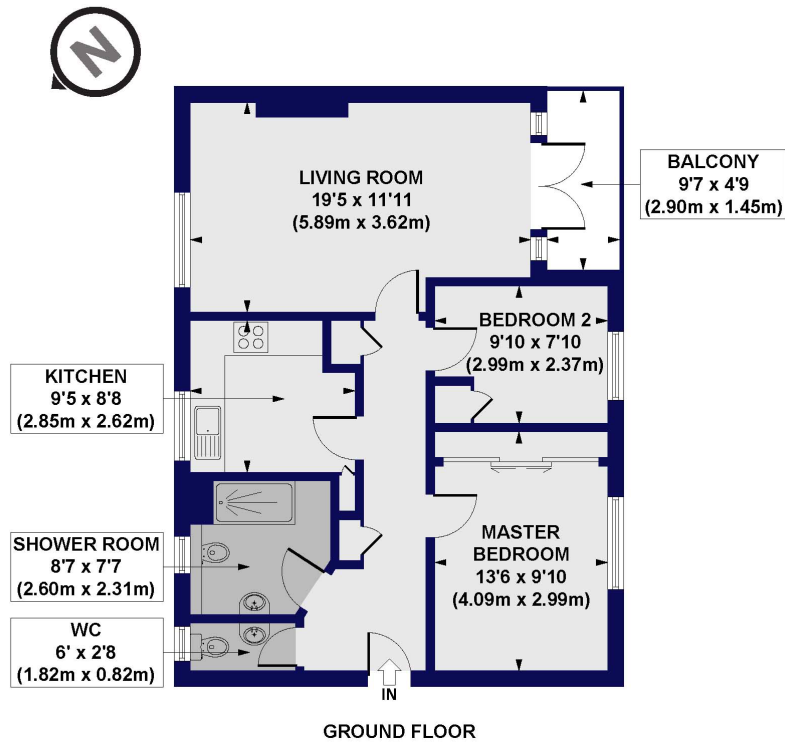




MATERIAL INFO

Tenure: Leasehold
Term: 96 year and 2 months
Service Charge: £2918 per annum
Ground Rent: £150 Annually (subject to increase)
Council Tax Band: E
EPC rating: C

Abbey Court, Clandon Gardens, N3
 Approx. Gross Internal Floor Area 718 sq. ft / 66.68 sq. m

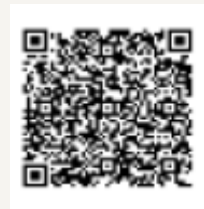


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/FIN250533>

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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