



## Westleigh Court, North Finchley, London, N12

£400,000 *Leasehold*



Ideally located for local amenities in Finchley and transport links, such as West Finchley underground station, we are pleased to offer for sale this well-presented apartment. The property comprises two bedrooms with en suite to master, modern fitted kitchen, good size reception room and bathroom. Further benefits include lift-in-block and allocated parking set behind security gates. Offered on a chain free basis.

### KEY FEATURES

- Purpose built block with lift
- Parking set behind security gates
- Well-presented throughout
- Two bedrooms
- Two bathrooms
- Modern fitted kitchen
- Offered chain free



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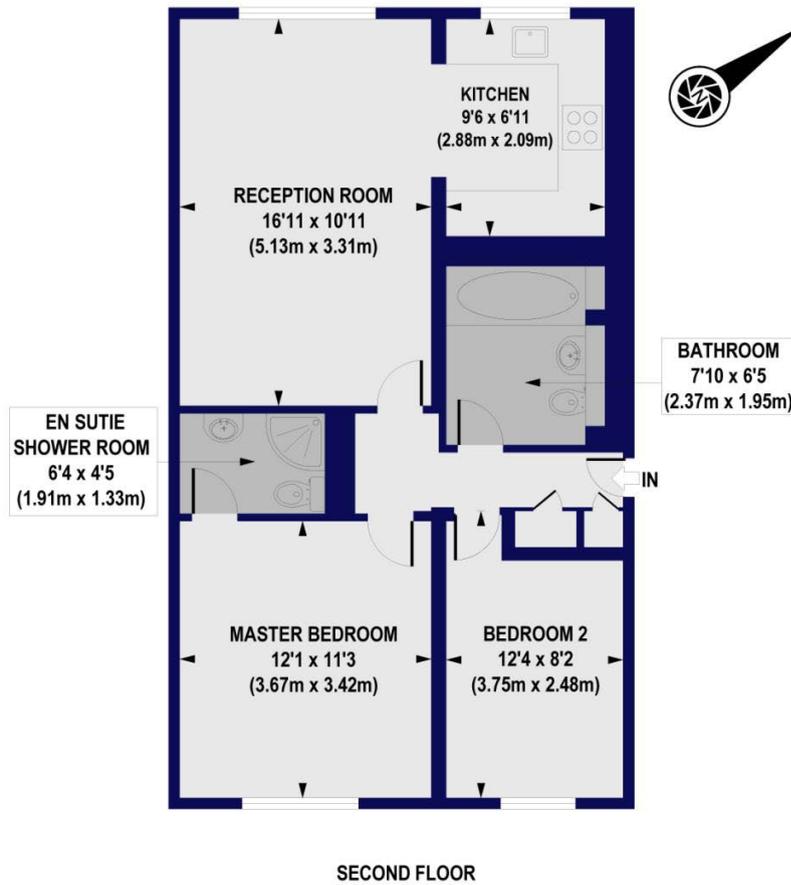




## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 151 year and 9 months  
**Service Charge:** £3600 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** C

**Westleigh Court, Nether Street , N12**  
 Approx. Gross Internal Floor Area 634 sq. ft / 58.93 sq. m



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/FIN250539>

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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