

est 1979

Jeremy  
Leaf & Co.



Magdalene Gardens, London

£385,000

- Two double bedrooms
- Reception
- Lift to all floors
- Balcony
- Communal Gardens
- Two Bathrooms inc. one En-suite
- Allocated parking
- Gated development
- Gym

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020 8446 4295

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# Magdalene Gardens, London, N20 0AF

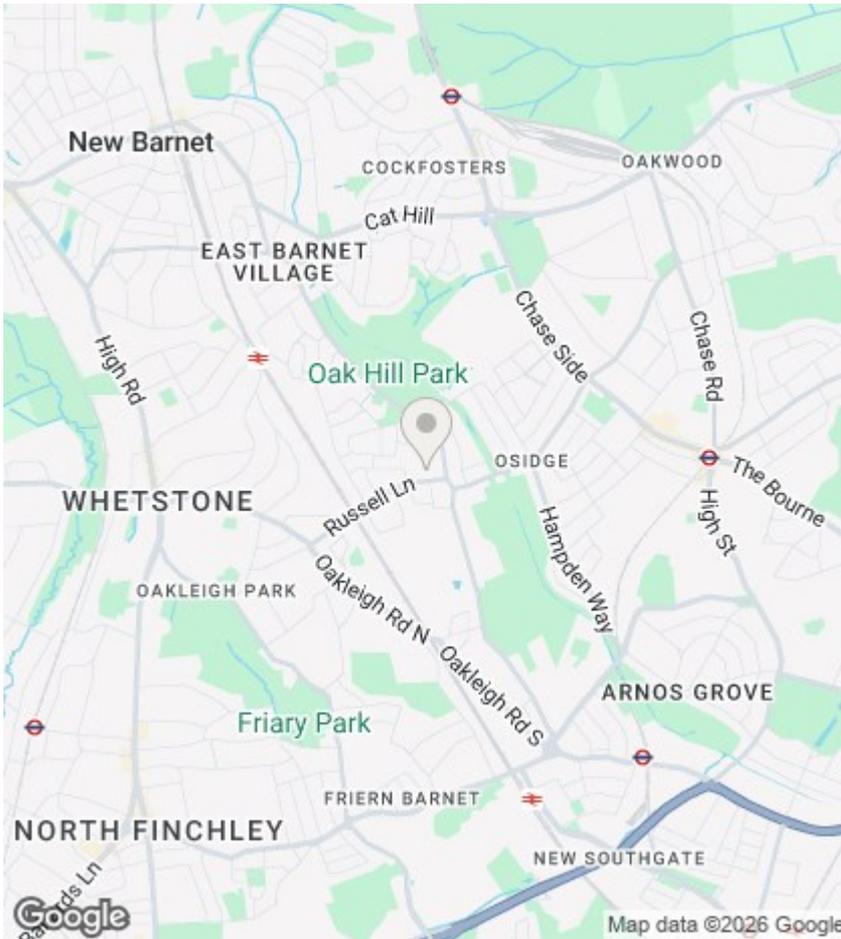
This two bedroom, two bathroom apartment offers spacious living in a secure gated development with great amenities, including a gym and allocated parking. The property further from a bright reception room leading to a balcony overlooking communal gardens and lift access. Conveniently located for public transport with bus routes connecting to Totteridge and Whetstone (Northern) and Oakwood Station (Piccadilly) Lines, this property makes an ideal first-time buy or buy to let investment.



Council Tax Band: E







## Directions

## Viewings

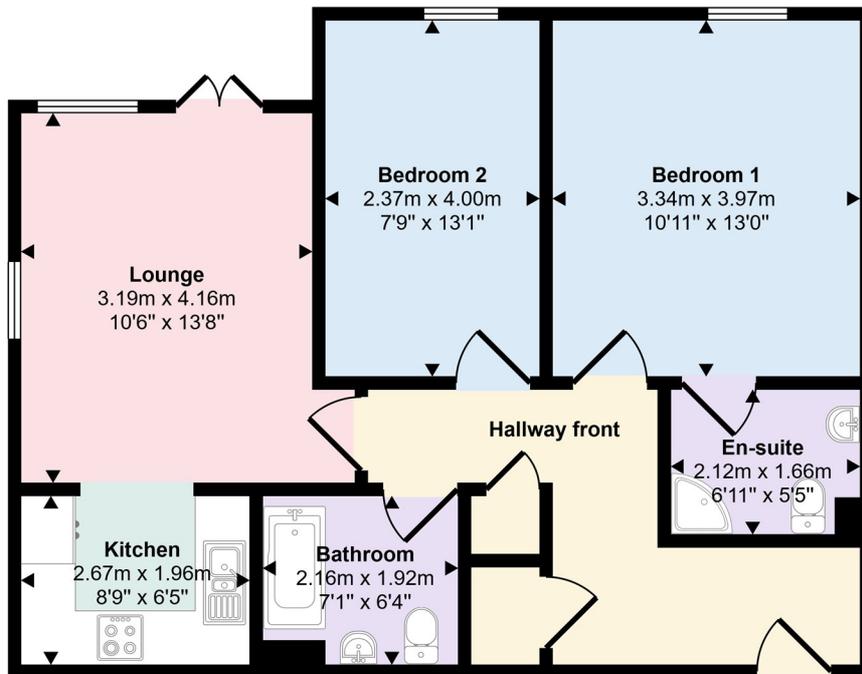
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
64 sq m / 691 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.