



**Flat 1, 96, Salvin Court Torrington Park, N12 9PJ**

**£550,000**

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james**  
ESTATE AGENTS

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## Property Description

At the rear of the block and accessed via electronically operated gates, this accessible and spacious ground floor apartment has its own private entrance with direct access to a garden and benefits from 2 car parking spaces which are directly in front of the flat. There is also further visitors parking and communal gardens.

The accommodation comprises entrance hall, lounge, modern kitchen/breakfast room with integrated appliances, master bedroom with en-suite bathroom, bedroom 2 and a further bathroom.

Both the lounge and master bedroom have doors which lead to the garden, whilst both bedrooms benefit from fitted wardrobes.


Salvin Court is an attractive purpose built block which offers convenient access to North Finchley High Road, with its wide choice of shops and restaurants. Transport is served by bus links and Woodside Park underground station (Northern Line) is also nearby. Places of Worship, North Middlesex Golf Club and the open space of Friary Park are all within easy reach.

## Key Features

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- TWO PARKING SPACES
- APPROX 0.8 MILE TO WOODSIDE PARK STATION
- GATED BLOCK
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/DINER
- PRIVATE GARDEN
- CLOSE TO LOCAL SHOPS & RESTAURANTS
- PRIVATE ENTRANCE

## Important Information

- **Price:** £550,000
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

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





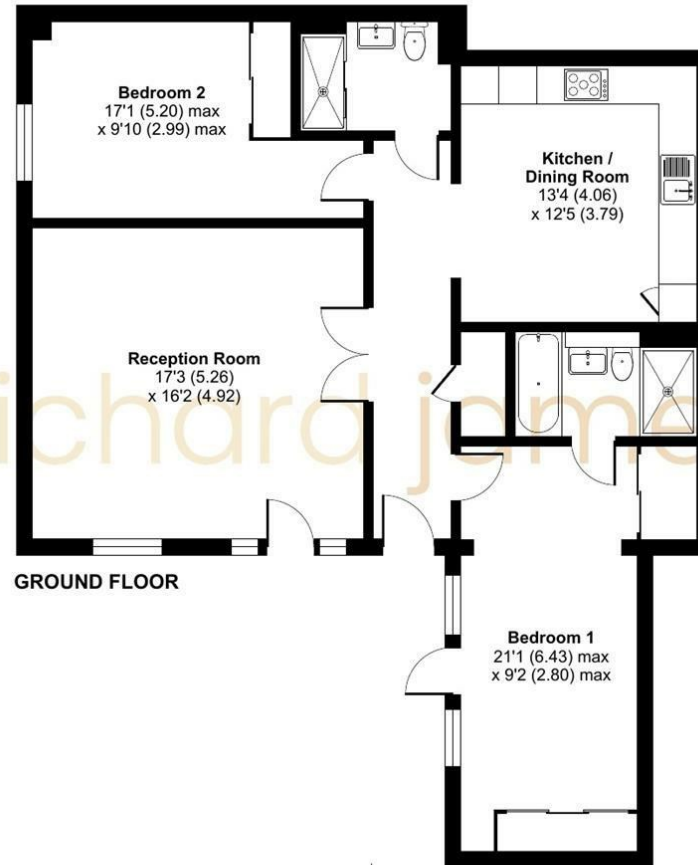






Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1191158

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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