

Totteridge Road EN3

Asking Price £265,000

LEASEHOLD

 1 BEDROOMS

 1 BATHROOMS

 1 RECEPTIONS

Details

- LEASE: FROM AND INCLUDING 15 NOVEMBER 2013 AND ENDING ON 31 DECEMBER 2177
- SERVICE CHARGE: NIL
- GROUND RENT: NIL
- A FANTASTIC ONE BEDROOM GROUND FLOOR CONVERSION WITH ITS OWN PRIVATE GARDEN
- MODERN FITTED KITCHEN AND BATHROOM
- PRIVATE REAR GARDEN APPROXIMATELY 60FT
- MAINTAINED TO A HIGH STANDARD THROUGHOUT
- LOCATED CLOSE TO BOTH ENFIELD LOCK/TURKEY STREET STATIONS (ACCESS INTO LONDON LIVERPOOL STREET)
- VIEWINGS ARE AN ABSOLUTE MUST TO BE FULLY APPRECIATED

EPC RATING: 69 (C)
COUNCIL TAX: B

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Total area: approx. 47.4 sq. metres (510.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.