

HUNTERS

RESIDENTIAL SALES AND LETTINGS



SONIA COURT, SONIA GARDENS, N12 8BD

£1,750 – PER CALENDAR MONTH

*****AVAILABLE EARLY/MID NOVEMBER*****

This spacious ground floor maisonette comprises of 2/3 bedrooms and offers well proportioned living accommodation. Woodside Park Northern Line Underground Station is within a quarter of a mile of this three bedroom first floor maisonette with balcony. Situated in a quiet cul-de-sac location yet convenient for all the facilities of North Finchley

**THREE BEDROOMS * BATHROOM/W.C.
LARGE LOUNGE WITH SEPARATE KITCHEN
GAS CENTRAL HEATING * DOUBLE GLAZING
COMMUNAL GARDENS
EPC RATING C – 71
COUNCIL TAX BAND D - £1,836.16 PER ANNUM**

1. MONEY LAUNDERING REGULATIONS 2007: 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

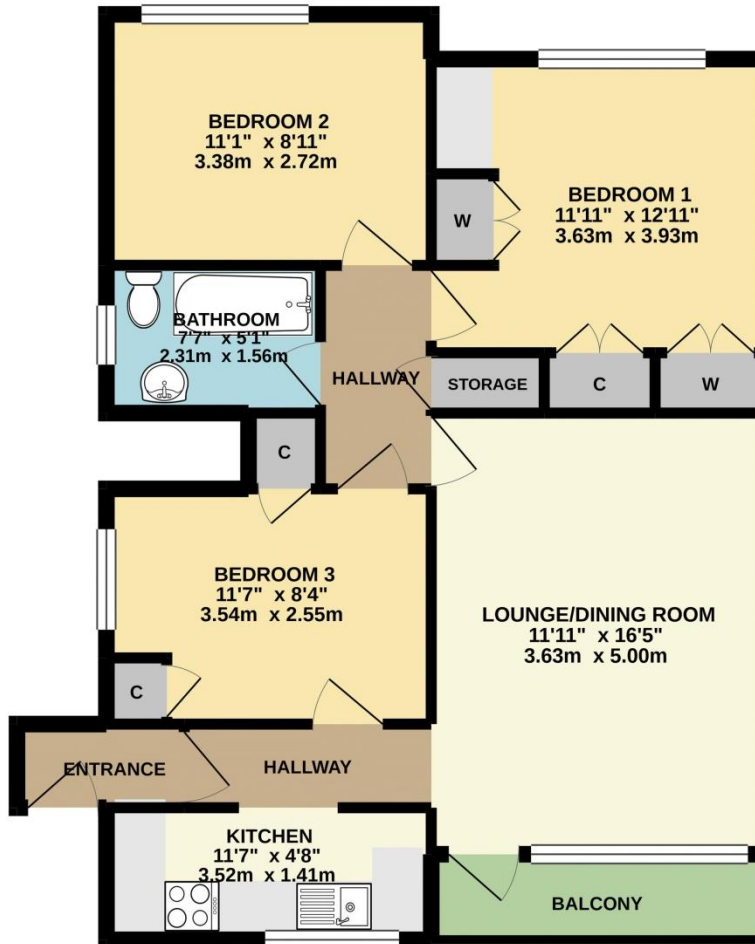
The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

www.hunters-whetstone.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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