



53 Well Grove, London, N20 9BN

Asking Price: £375,000

Freehold/Leasehold

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Offered for sale CHAIN FREE this one bedroom first floor flat with balcony and allocated parking located moments from Whetstone's array of shops and Tube Station. Accommodation comprises, spacious entrance hall with storage cupboards, open plan kitchen/living room with access to balcony, bedroom & large bathroom. Externally there are well kept communal gardens, allocated parking with an additional permit available if needed & shared electric charging point. Conveniently located for Whetstone High Road and it's array of shops, bars & restaurants with transports links including Totteridge & Whetstone Tube Station (Northern line) & Oakleigh Park mainline, both within walking distance and offering direct access into central London.

- **CHAIN FREE FLAT**
- **ONE BEDROOM**
- **BALCONY**
- **MOMENTS FROM WHETSTONE'S PARADE OF SHOPS**
- **ALLOCATED PARKING & LIFT SERVICE**
- **OPEN PLAN KITCHEN/LIVING ROOM**
- **LARGE BEDROOM & BATHROOM**
- **STORAGE CUPBOARDS**
- **976 YEAR LEASE**
- **SERVICE CHARGE £187.76 PER MONTH**
- **COUNCIL TAX BAND C**











Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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