



**Magdalene Gardens, London, N20 0AF**

**Asking Price: £350,000**  
*Leasehold*

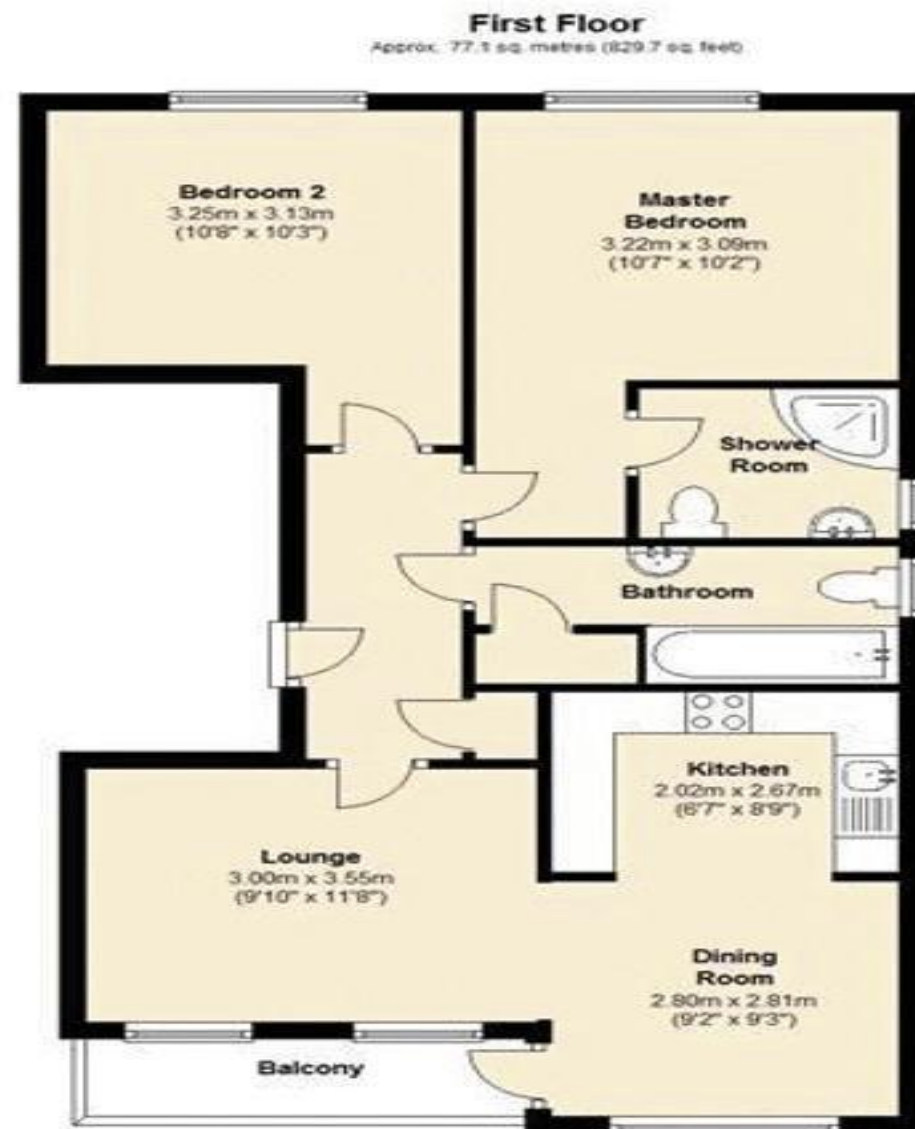


## Magdalene Gardens, London, N20 0AF

A well proportioned two bedroom/two bathroom first floor flat in this established secure development with own underground parking space. Buses pass close by connecting with either Totteridge & Whetstone or Arnos Grove Tube Stations whilst Oakleigh Park Station is approximately one mile distant. The popular open space of Oak Hill Park and well regarded primary schools are also close by.

Accommodation comprises, entrance hall, bright living room leading to kitchen, south facing balcony, two double bedrooms one with en-suite, three piece bathroom and storage cupboards.

- **CHAIN FREE**
- **TWO BEDROOM FIRST FLOOR FLAT**
- **GATED DEVELOPMENT**
- **UNDERGROUND PARKING**
- **SOUTH FACING BALCONY**
- **TWO BATHROOMS**
- **ON SITE GYM**
- **LONG LEASE**
- **COUNCIL TAX BAND E**



Total area: approx. 77.1 sq. metres (829.7 sq. feet)













Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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