



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

**Asking Price: £295,000**  
*Leasehold*



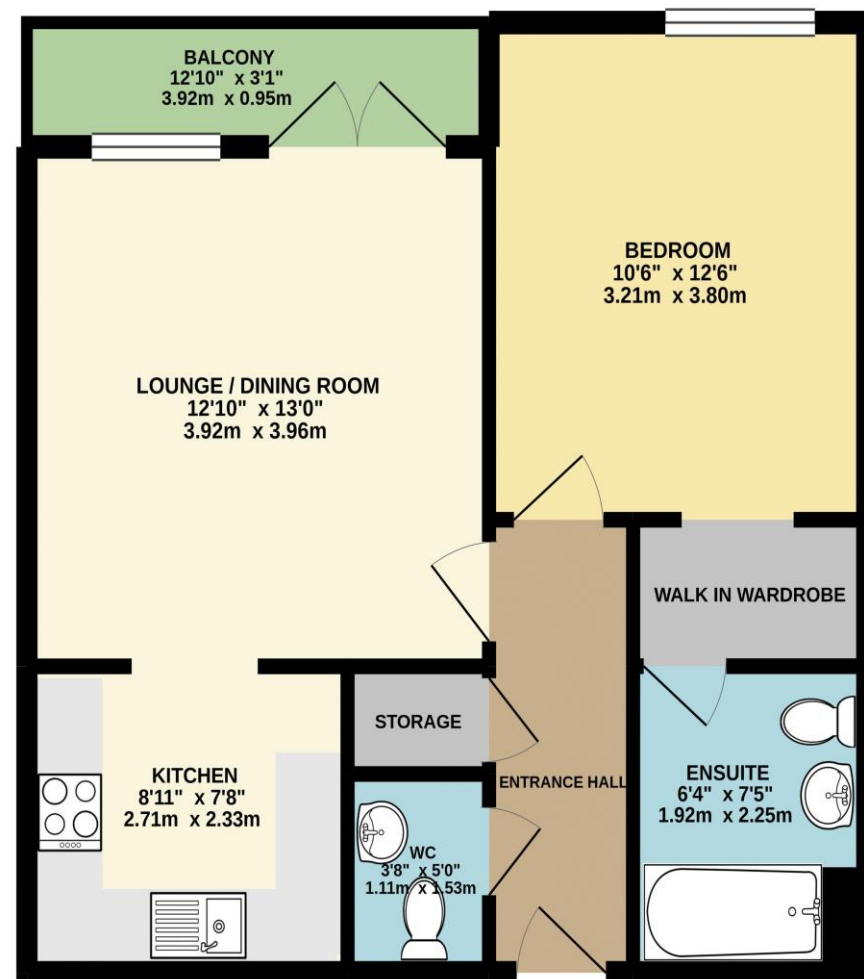
## Magdalene Gardens, London, N20 0AF

This CHAIN FREE one bedroom first floor flat comes with allocated underground parking, lift service and west facing balcony.

Accommodation comprises, entrance hall, W/C, reception room, fitted kitchen, master en-suite with three piece bathroom and dressing area. The flat benefits from a long lease, air conditioning and allocated parking.

The developments is also home to an on site gym. Situated in this convenient location within easy access of Arnos Grove (Piccadilly Line), Totteridge (Northern Line) and Oakleigh Park Overground Stations.

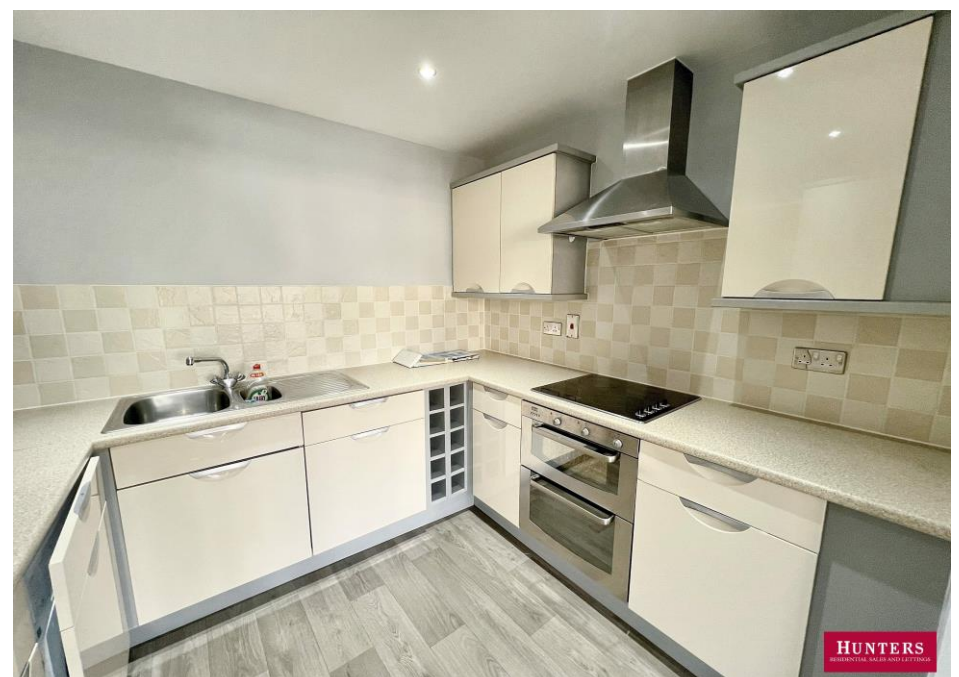
- **CHAIN FREE**
- **ONE BEDROOM FLAT**
- **FIRST FLOOR**
- **BALCONY**
- **RECEPTION ROOM \* KITCHEN**
- **EN-SUITE TO MASTER BEDROOM**
- **SEPARATE W/C \* AIR CONDITIONING**
- **LIFT SERVICE \* UNDERGROUND PARKING**
- **LONG LEASE**
- **COUNCIL TAX BAND D**



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### 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.