



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

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

## Magdalene Gardens, London, N20 0AF

Offered for sale CHAIN FREE, this one double bedroom ground floor flat with own entrance and private garden.

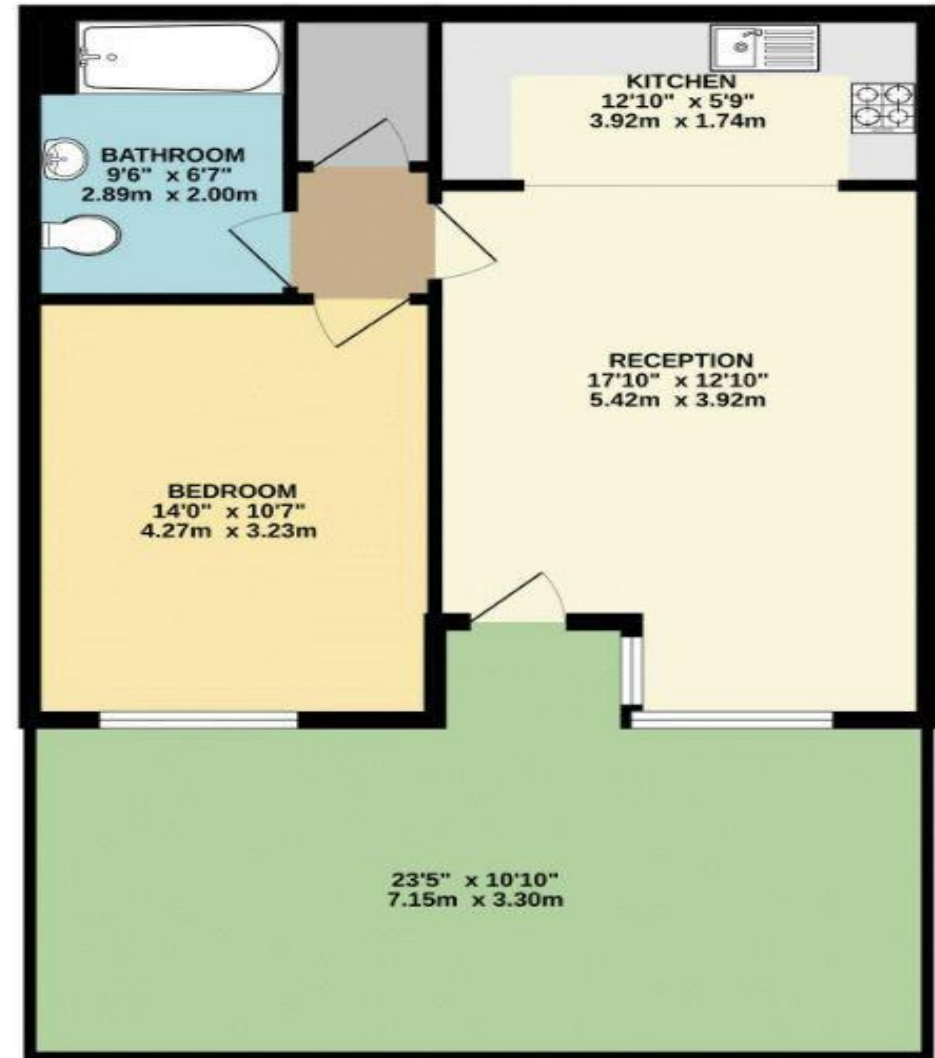
Accommodation comprises, reception room, kitchen, double bedroom & three piece bathroom. The apartment benefits from its own private front door a fantastic private front garden and an allocated car parking space. Set within the grounds of this popular gated development the property has windows overlooking the fountain and landscaped communal gardens. 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**
- **OWN ENTRANCE**
- **GROUND FLOOR MAISONETTE**
- **ONE DOUBLE BEDROOM**
- **PRIVATE GARDEN \* LONG LEASE**
- **FITTED KITCHEN**
- **GATED DEVELOPMENT & ALLOCATED PARKING**
- **ON SITE GYMNASIUM**
- **LONG LEASE**
- **COUNCIL TAX BAND D**



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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		81 B
69-80	C	71 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.