



Landsdowne Court, West Finchley, N12 8EU

Asking Price £780,000 Leasehold

Council Tax Band G

**REAL ESTATES**

Est.1981

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**\*OFFERED CHAIN FREE\*** A spacious and well presented 2 BEDROOM 2 BATHROOM (BOTH EN SUITE) top floor apartment in this modern, purpose built block constructed by renowned builder W E Black Ltd approx 8 years ago, ideally situated for West Finchley Northern Line tube station and local shops.

The accommodation includes fitted kitchen/diner open to reception room with access to terrace, utility room, master bedroom with en suite bath/shower room, bedroom 2 with en suite shower/wc as well as a separate guest cloakroom.

Other features include lift in block, underfloor gas fired central heating, landscaped gardens and 2 secure underground parking bays via automated entrance gate.

Lease approx 116 years unexpired Service Charge £260 pm Ground Rent £395 pa

Viewing is highly recommended via Sole Agent Real Estates

## Nether Street, London, N12

Approximate Area = 1251 sq ft / 116 sq m

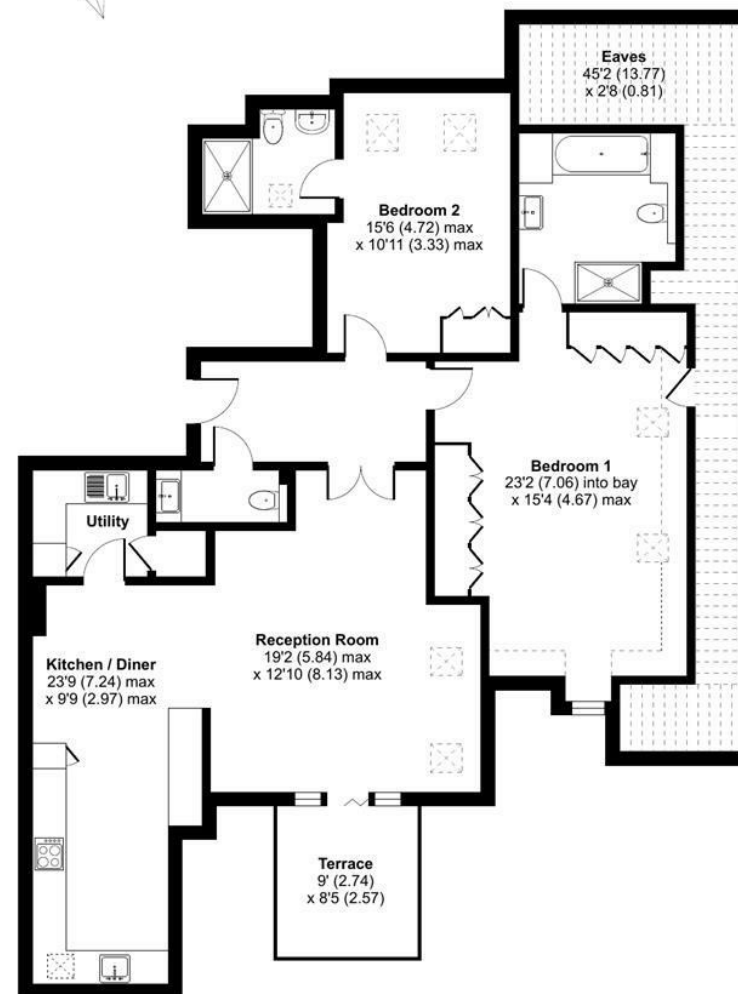
Limited Use Area(s) = 277 sq ft / 25 sq m

Total = 1528 sq ft / 141 sq m

For identification only - Not to scale



Denotes restricted head height



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-109	A	88	88
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 942093