# Lot 16 21 Chessing Court, Fortis Green, East Finchley, London N2 9ER



### SITUATION

On the corner with Twyford Avenue in this highly sought-after location, conveniently located within walking distance of East Finchley Underground Station (Northern Line), the shopping and leisure facilities of Muswell Hill and also Highgate Wood, approximately 5½ miles north of Central London.

#### PROPERTY

Forming part of this purpose-built block comprising a **Self-Contained 1 Bed Penthouse Apartment** on the sixth floor.

The property includes:

- double doors to a South facing balcony providing panoramic views of London
- uPVC windows
- gas central heating
- entry-phone system
- use of the communal gardens

There is a lift to the fifth floor with stairs leading up to the sixth floor.

#### VAT is NOT applicable to this Lot

#### **ACCOMMODATION** (measurements to maximum points)

6th Floor Penthouse ApartmentBedroom12Ensuite Bathroom6'1Living Room/Kitchen21

12'9" × 9'7" 6'10" × 5'7" 21'8" × 11'8"

GIA Approx. 448 sq ft

#### TENURE

Sep. WC

Leasehold for a term of 125 years from 26th November 2014 (thus having approx. 116 years unexpired) at a peppercorn ground rent.

#### Offered with Vacant Possession

Note 1: The Property includes a section of land for the possible future conversion to a parking space - refer to lease.

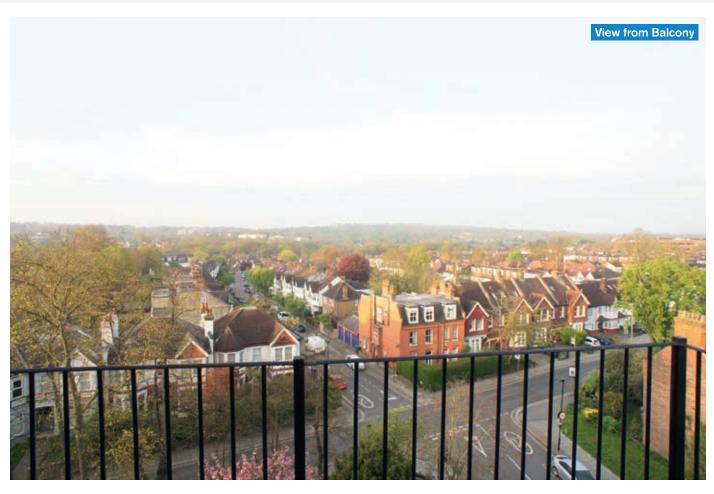
Note 2: Refer to Auctioneers for virtual tour and floor plan of the flat.

# Vacant 1 Bed Penthouse

## Vendor's Solicitors

Quality Conveyancing Tel: 020 3763 6767 Ref: Chandni Chikhlia Email: chandni@qconveyancing.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders'



Living Room / Kitchen







