



THE CHESTNUTS, GREAT NORTH ROAD, N2  
£280,000 LEASEHOLD

A RARE OPPORTUNITY TO PURCHASE A ONE BEDROOM PROPERTY IN THE AREA WITH AN ASKING PRICE STARTING WITH A "2". IT IS A VERY-WELL PROPORTIONED TOP FLOOR APARTMENT WITH A PRIVATE BALCONY AND GARAGE TOO.

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### DESCRIPTION:

The property comprises 683 sq. ft. accommodation and is available chain-free.

### IMPORTANT NOTES TO A BUYER:

The property itself requires thorough modernisation and a purchaser may wish to fund the purchase of a new lease, the rights to do so would be assigned to the purchaser by the seller. Periodic building repairs are also planned, the cost of which the owner of this flat will have a shared responsibility. These proposed works include for lift (elevator) repairs - please enquire for further information.

### LOCATION:

The Chestnuts is located on Great North Road, close to the junction with Woodside Avenue. The flat is conveniently located for easy access to a variety of amenities including Tube Stations at either Highgate or East Finchley, local shops and bus services into the City/West End and the open spaces of Highgate Wood or Cherry Tree Wood

### TENURE & GROUND RENT:

Leasehold - 99 years from 25 March 1972. The Ground Rent is £40.00 per annum.

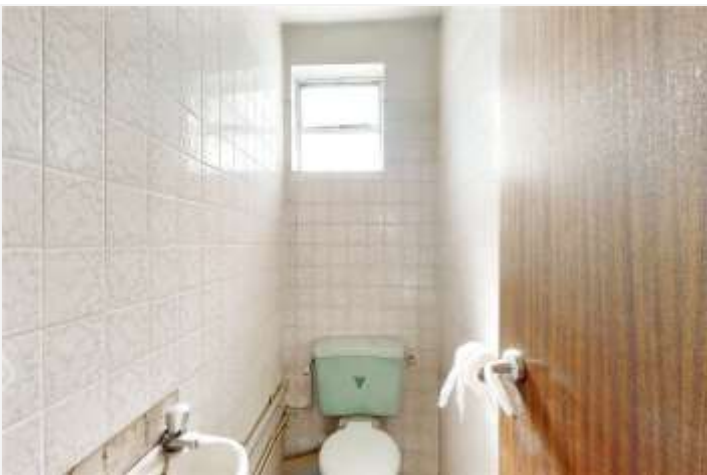
### GARAGE:

Garage 7. Located to the rear of the building, it is the second garage from left in the battery from the far-side of the building.

### COUNCIL TAX & SERVICE CHARGE:

The London Borough of Haringey. COUNCIL TAX BAND: D (£1,992.32 for 2023/24). The service charge is £2,600.00 for 2023/24. This pays for a variety of items including communal garden maintenance, building insurance, cleaning of communal parts, reserve fund contribution.





# The Chestnuts Great North Road N2 0PA

Approx Gross Internal Area = 63.5 sq m / 683 sq ft



Third Floor

Ref

Copyright **BLEU PLAN**

The Floorplan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and while we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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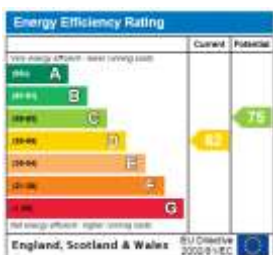


**Garage 7**

Approx. 12.0 sq. metres (129.3 sq. feet)

Total area: approx. 12.0 sq. metres (129.3 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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