



1 bed flat to buy in N12

Torrington Park, London, London, N12 9TT

£275,000 Starting Bid






 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

-  Immediate 'exchange of contracts' available
-  Being sold via 'Secure Sale'
-  Excellent Location
-  Spacious one bed flat
-  EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• ** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000 ***

Finchleys are delighted to present this well presented one double bedroom apartment situated within the popular Michelle Court, N12.

The property offers a bright, spacious lounge, a fully fitted and equipped kitchen, a modern bathroom with WC, and car parking on a first come, first serve basis.

The property is well located to local shopping amenities and is just under a mile from Woodside Park Underground Station on the Northern Line, providing convenient access to Central London.

The green spaces of Friary Park are a short walk from the property.

This flat would make an ideal purchase for first time buyers and investors alike. Don't miss out and contact us to

Lease: 172 years remaining

Service Charge: £1500 per annum

Ground Rent: £10 per annum

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

EPC Rating: D

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 173

Price: Starting Bid £275,000

Property Type: Flat

Parking: Allocated

Year built: 1950

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

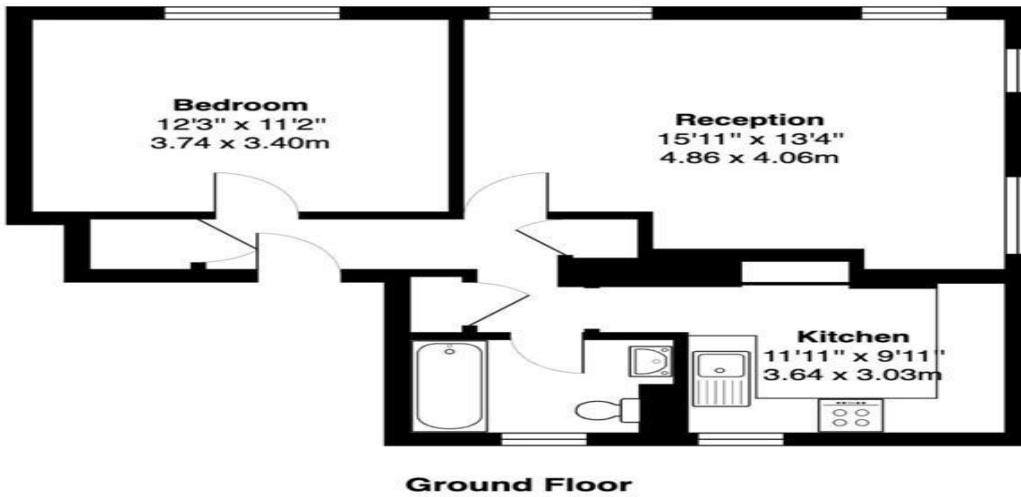
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Malvern Lodge, Torrington Park, N12

Total Gross Area: 577 ft² ... 53.6 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Torrington Park, London, London, N12 9TT

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
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