

FOR SALE – CHAIN FREE MODERN, 2 BEDROOM PURPOSE BUILT FLAT



FLAT 3 ALISA LODGE, OAKLEIGH PARK SOUTH, N20 9JU

A 2-bedroom flat, situated on the first floor with front to rear aspects. Offered to the market chain free.

Occupied by the seller since new and with the benefit of 125-year lease from 2014 (approximately 114 years remaining).

The property is conveniently situated, lying approximately 1 kilometre from Oakleigh Main Line Station as well as the shopping and transport facilities at Whetstone – which includes Totteridge & Whetstone under ground station (Northern Line).

SUMMARY OF ACCOMMODATION

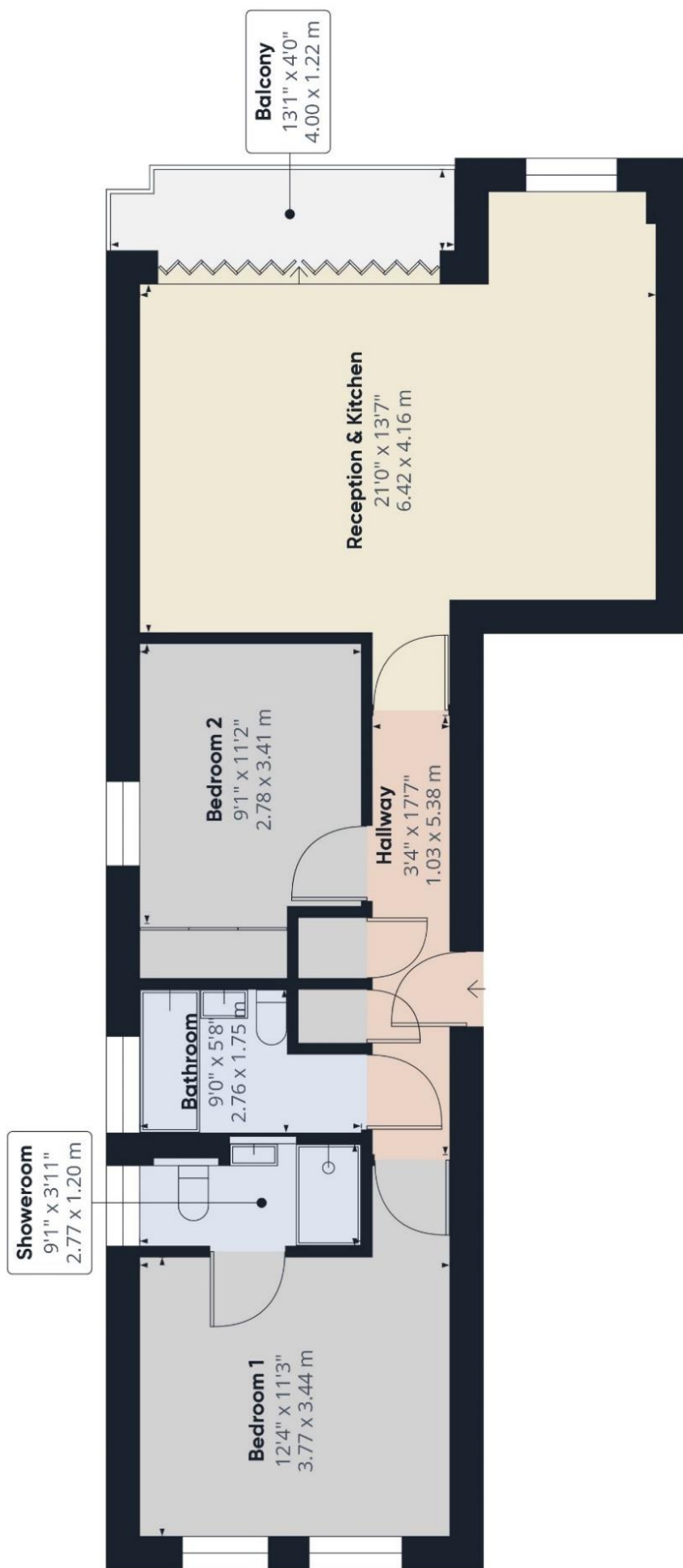
- 2 BEDROOMS • MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- OPEN PLAN RECEPTION WITH KITCHEN & BALCONY TO REAR
- SECOND BEDROOM • BATHROOM
- FIRST FLOOR WITH LIFT SERVICE • SECURE BASEMENT PARKING SPACE

GUIDE PRICE: £500,000 LEASEHOLD - CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Lift service to first floor with entrance door to flat opening to;

Hallway

With entry phone, radiator, wood effect tiled floor, 2 large cupboards – one housing hot water cylinder the other a fuse board and air circulation unit. Doors opening to;

L-Shaped Reception & Kitchen

Fitted kitchen with wall and base units, and granite work top, under unit fridge & freezer, electric oven and grill with hob and hood above, eye level microwave, integrated dishwasher & washing machine, spotlights to ceiling, wood effect tiled floor, radiators, wall mounted gas boiler, double glazed sash window to rear, folding doors to balcony which has obscure glass and overlooking the rear.

Bedroom

Built in wardrobe cupboards with integrated shelving, double glazed sash windows to front, radiator, door opening to;

Ensuite Shower Room

Wide tiled shower enclosure, sink set on vanity unit, concealed flush 'floating' WC, chrome towel ladder, mirror fronted medicine cabinet with shaver point, tiling to walls, tiled floor, obscure glass double glazed sash window to side.

Bedroom 2

Built in wardrobe cupboards, radiator, double glazed sash window to side.

Bathroom

Tile enclosed bath with mixer tap, hand held shower spray & folding glass shower screen. Sink set on vanity unit, concealed flush 'floating' WC, shaver point, chrome towel ladder, tiled floor, obscure glass double glazed sash window to side.

Parking

Secure, gated basement level parking space.

Lease 125-year term from 2014 (approximately 114 years remaining).

Current Ground Rent: £350 Per Annum

Service Charge:

Awaiting latest figures – the 2023/24 service charge was approximately £3,500.