



**Magdalene Gardens, London, N20 0AF**

**Asking Price: £315,000**

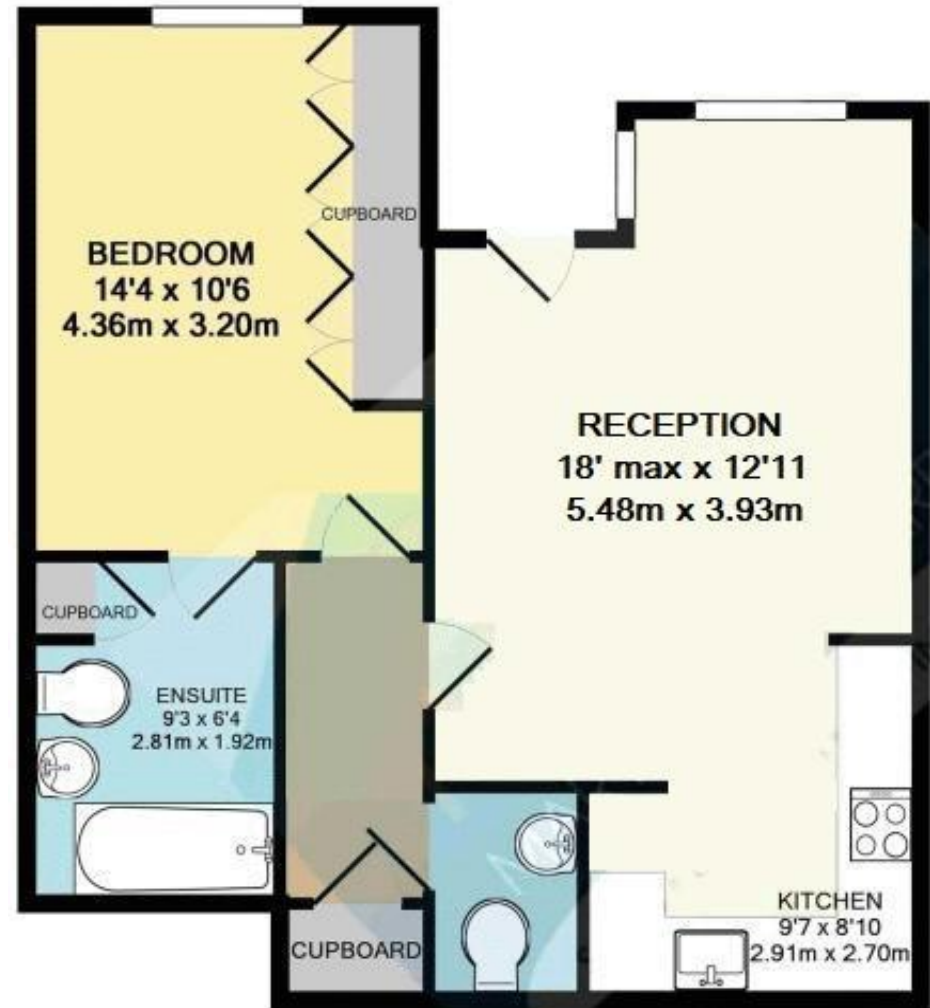
*Leasehold*

## Magdalene Gardens, London, N20 0AF

Located on the ground floor, this **ONE DOUBLE BEDROOM** apartment is immaculately presented and benefits from private garden. The property has been renovated to a high specification and the apartment benefits from its own private front door, a fantastic private front garden and an allocated car parking space.

Set within the grounds of this popular gated development, the property has windows overlooking the fountain and landscaped communal gardens. The development is also home to an on-site gym. Situated in this convenient location within easy access of Arnos Grove (Piccadilly Line), Totteridge (Northern Line) and Oakleigh Park Overground Stations.

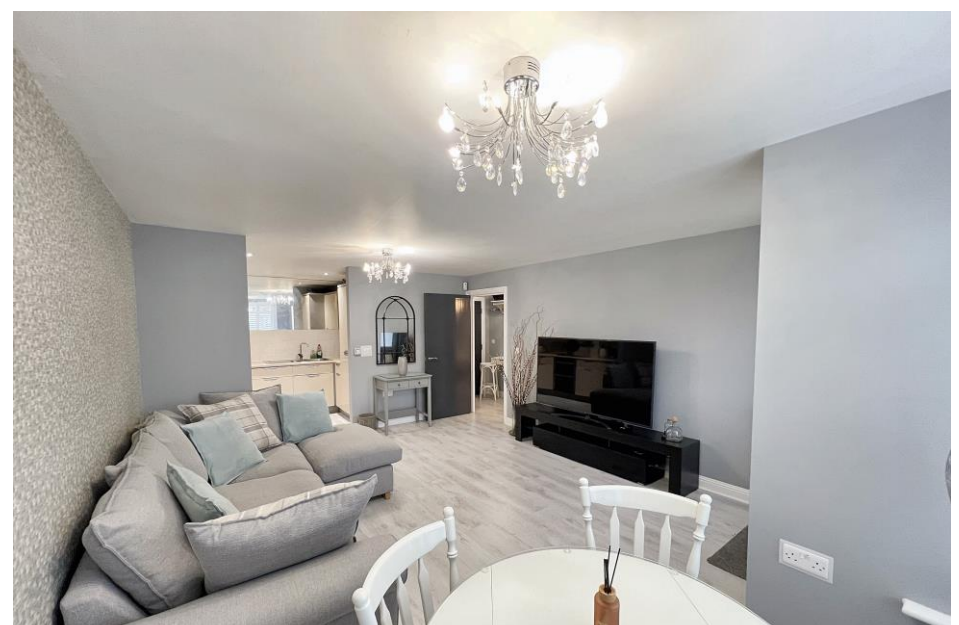
- **ONE DOUBLE BEDROOM APARTMENT**
- **GROUND FLOOR WITH OWN ENTRANCE**
- **SPACIOUS OPEN PLAN KITCHEN/LOUNGE/DINER**
- **MODERN FITTED KITCHEN**
- **LARGE BATHROOM \* SEPARATE W.C**
- **ELECTRIC HEATING \* DOUBLE GLAZING**
- **PRIVATE GARDEN**
- **ALLOCATED PARKING SPACE \* COMMUNAL GARDENS**
- **ON SITE GYMNASIUM**
- **COUNCIL TAX BAND D**



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.