



**SPARKFORD GARDENS, LONDON, N11
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**A STUNNING TWO BEDROOM TWO BATHROOM
4TH FLOOR PURPOSE BUILT FLAT SET IN A
SECURE GATED DEVELOPMENT**

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DESCRIPTION:

This stunning two bedroom flat, set in a modern purpose built block, is the perfect home to move straight into. The home benefits from a fitted kitchen, private roof terrace with excellent views, a generous reception room and is located in a secure gated development with an allocated parking space.

TENURE:

Leasehold : 101 years
 Service Charge: £1996.00 per annum
 Ground Rent: £ 196.00 per annum

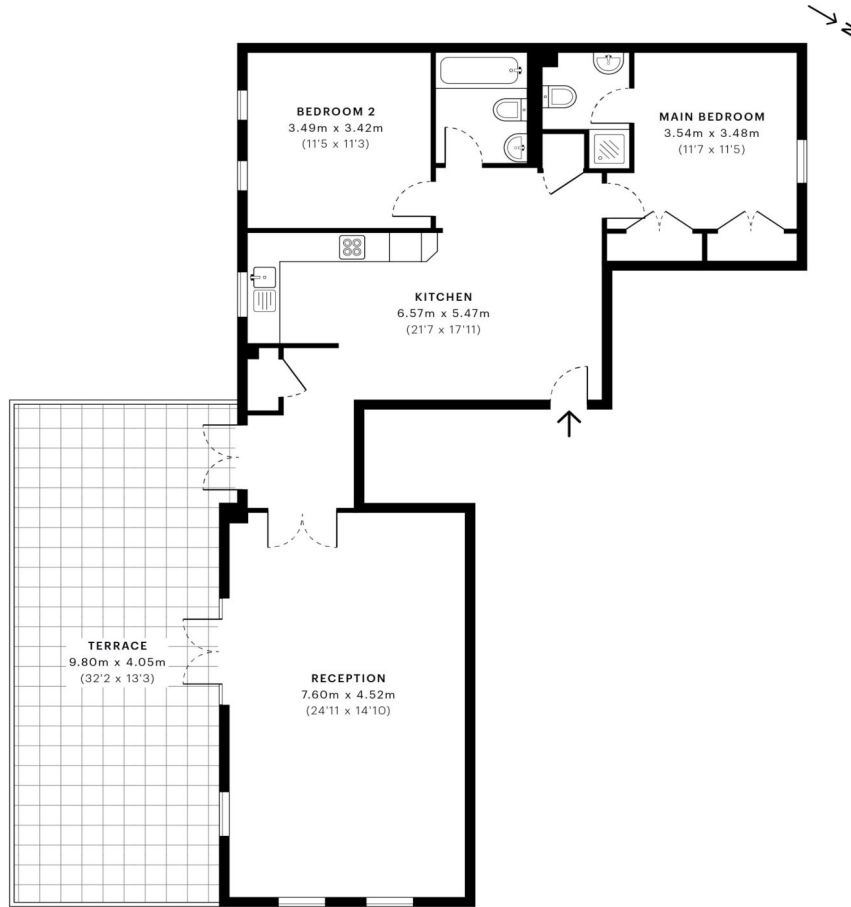
COUNCIL TAX: Band E

AT A GLANCE

- Stunning Views
- Two bedrooms
- Two bathrooms
- Fitted kitchen
- Spacious reception
- Private roof terrace
- Lift in block
- Gated development
- Allocated parking space







— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
97.57 sqm / 1050.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
94.92 sqm / 1021.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
37.20 sqm / 400.42 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 135.49 sqm / 1458.40 sqft
IPMS 3C RESIDENTIAL 132.96 sqm / 1431.17 sqft

SPEC ID 611e320831a4b90dc2a72ef5

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.

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