



**MAGDALENE GARDENS, WHETSTONE, LONDON, N20  
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A BRIGHT & SPACIOUS TWO BEDROOM  
TWO BATHROOM PENTHOUSE SET IN  
A MODERN GATED DEVELOPMENT**

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## DESCRIPTION:

We are pleased to offer this two bedroom penthouse set within a modern gated development, within easy access to local amenities and recreational parkland, such as Oak Hill Park. This spacious flat boasts a bright and airy interior, comprising of open plan living room/kitchen, two double bedrooms and two bathrooms (one en suite). Further benefits include an onsite gymnasium, residents' underground parking, communal gardens and being offered on a chain free basis. An internal viewing is highly recommended!

## TENURE:

Leasehold:	139 years
Service Charge:	£2300.00 per annum
Ground Rent:	£275.00 per annum

**COUNCIL TAX:** Band E

## AT A GLANCE

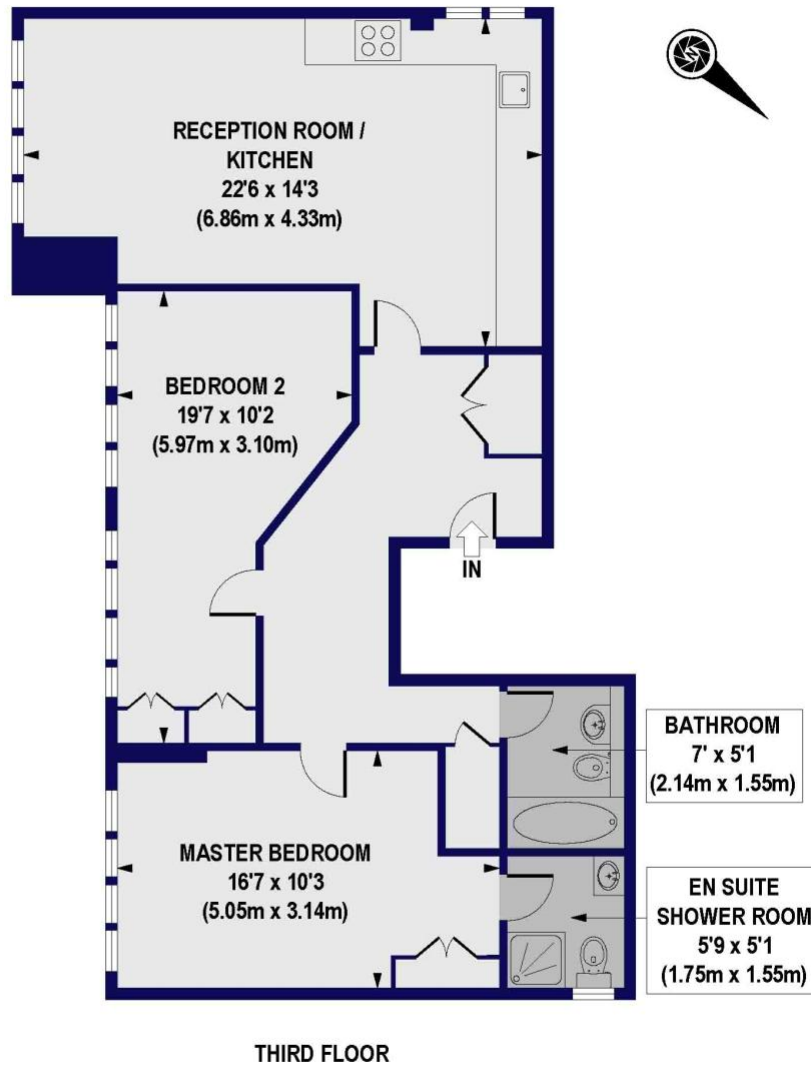
- Set in a gated development
- Spacious penthouse
- Two double bedrooms
- En suite to primary bedroom
- Open plan living
- Residents' parking
- Communal grounds & gymnasium
- Offered chain free





## Wolfson Court, N20

Approx. Gross Internal Floor Area 831 sq. ft / 77.28 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

**Winkworth**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		