



Mountview Court, Green Lanes, N8, Turnpike Lane, London, N8
Offers In Excess Of £350,000 Leasehold

Anthony Webb
ESTATE AGENTS

Mountview Court, Green Lanes, N8, Turnpike Lane, London, N8

CHAIN FREE two double bedroom flat located situated on the third floor (top) of this Art Deco style building offering a spacious living room with balcony, modern kitchen/diner, bathroom, double glazing, gas central heating, communal gardens and secure communal entrance with entry phone system.

Mountview Court is located on the vibrant, mile-long stretch of Green Lanes known as the 'Harringay Ladder' famous for its lively atmosphere, authentic Turkish restaurants, local bars and cafés, beauty salons and 24-hour green grocers. There are excellent transport links and commuter routes into central London and the City with Turnpike Lane underground and bus station within a short walk and Hornsey and Harringay Green Lanes overground stations close by.

Remaining lease term 100 years

Service charges £1719.76p.a (Ground rent and building insurance is included in this figure)

Ground rent £10.pa

Council tax band C

- Two double bedrooms
- Third floor flat
- Living room
- Kitchen/diner
- Bathroom+separate w.c
- Double glazing/Gas central heating
- Secure communal entrance
- Balcony





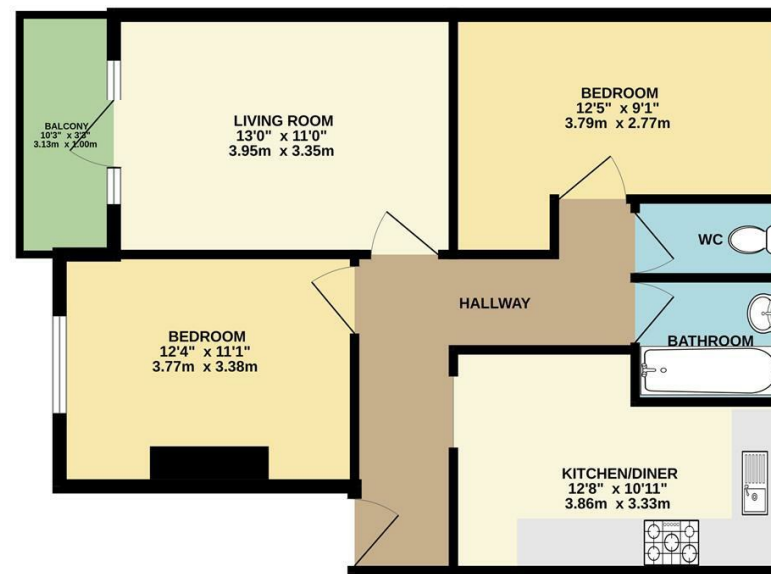
Mountview Court, Green Lanes, N8 Turnpike Lane London N8 0SH

Tenure: Leasehold
Gross Internal Area: 689.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

THIRD FLOOR



TOTAL FLOOR AREA: 689sq.ft. (64.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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