



A CHAIN FREE modern two bedroom, two bathroom (one en-suite) second floor lift serviced apartment situated within minutes walk of West Finchley station, local shops and Moss Hall School.

The property benefits from double glazing, entryphone system, gas central heating, approximately 18 ft reception room, fitted kitchen with integrated appliances, secure allocated residents parking and well maintained communal gardens.

Allocated Parking Space included.

Lease - 155 Years Unexpired
Service Charge - Circa £3000 Per Annum to include reserve fund

A viewing is highly recommended.

Westleigh Court, West
Finchley, N12

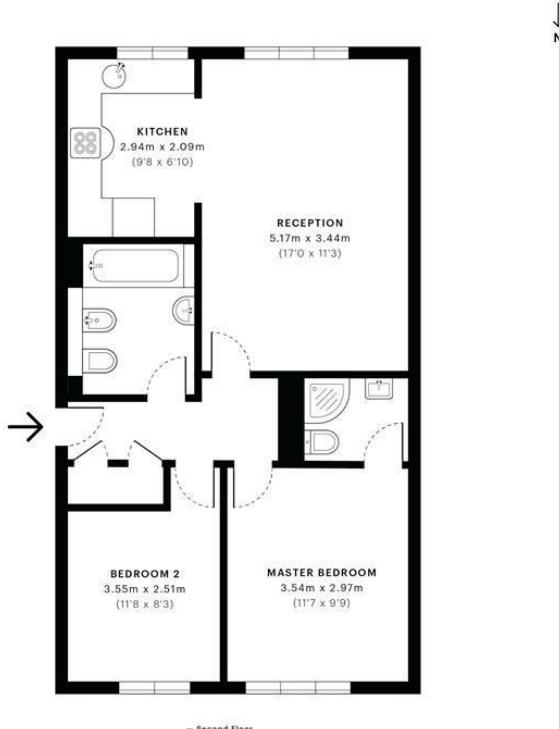
£435,000
Offers In The



FINCHLEYS
ESTATES
CLIENT FOCUSED. RESULTS DRIVEN.



- Long Lease
- Minutes from West Finchley Station
 - Great for a first time buyer
- Moss Hall School seconds away
 - Buy to let opportunity
 - Large 18" Lounge
 - Sought after location



GROSS INTERNAL AREA (GIA)
The footprint of the property.
58.5 Sqm / 629.2 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
53.7 Sqm / 577.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec*

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standard. Internal areas are calculated and rounded up to the nearest 0.1m². External areas are calculated 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 3.8 RESIDENTIAL
59.2 Sqm / 636.7 Sqft

IPMS 3.0 RESIDENTIAL
55.0 Sqm / 592.3 Sqft

SPEC ID: Seb6bd8d93ed780a25ab158
IPMS 3.8 RESIDENTIAL
59.2 Sqm / 636.7 Sqft

RICS



11 STATION ROAD
FINCHLEY
LONDON
N3 2SB
02083461180