



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.

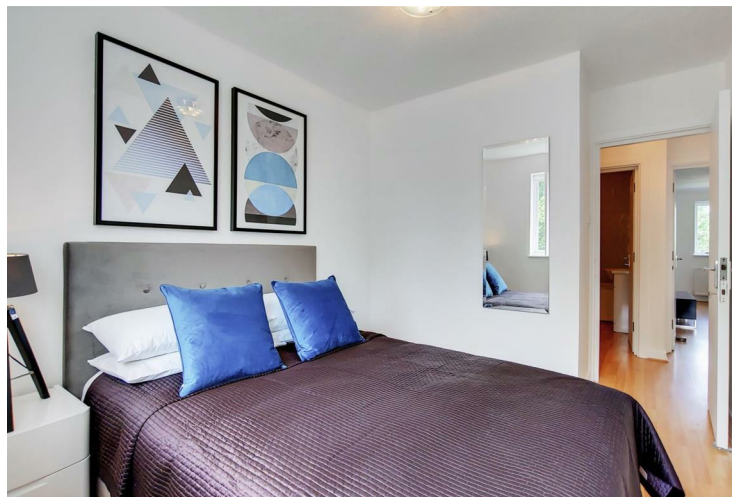
Westleigh Court, West  
Finchley, N12

£435,000  
Offers In The

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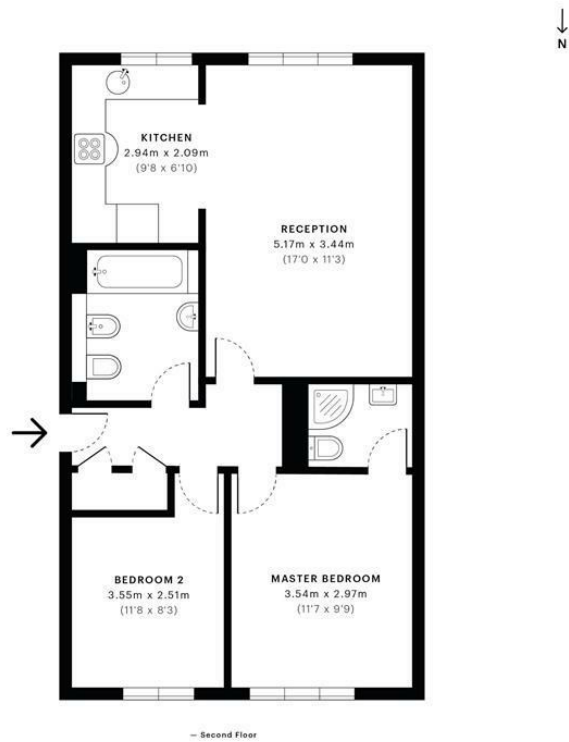
**FINCHLEYS  
ESTATES**  
CLIENT FOCUSED. RESULTS DRIVEN.



- 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



	<b>Westleigh Court, N12</b>		<b>GROSS INTERNAL AREA</b> 58.5 Sqm / 629.2 Sqft
	<small>CAPTURE DATE</small> 26/05/2020	<small>LASER SCAN POINTS</small> 14,578,388	



<b>GROSS INTERNAL AREA (GIA)</b> <small>The footprint of the property.</small> <b>58.5 Sqm / 629.2 Sqft</b>	<b>NET INTERNAL AREA (NIA)</b> <small>Excludes walls and external features, includes washrooms, restricted head.</small> <b>53.7 Sqm / 577.7 Sqft</b>	<b>EXTERNAL STRUCTURAL FEATURES</b> <small>Balconies, terraces, verandah etc.</small> <b>0.0 Sqm / 0.0 Sqft</b>	<b>RESTRICTED HEAD HEIGHT</b> <small>Limited use area under 1.8m</small> <b>0.0 Sqm / 0.0 Sqft</b>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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 59.2 Sqm / 636.7 Sqft  
IPMS 3C RESIDENTIAL 58.0 Sqm / 623.3 Sqft

SPIC ID: 5e5bd48d93ed780a25bab158



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