

Flat 1 Salvin Court, Torrington Park  
North Finchley, London, N12 9PJ  
Asking price £625,000 Leasehold

**STATONS**

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Bedrooms 2 | Bathrooms 2 | Receptions 1







Flat 1 Salvin Court, Torrington  
Park  
North Finchley, London



At the rear of the block and accessed via electronically operated gates, this accessible and spacious ground floor apartment has its own private entrance with direct access to a garden and benefits from 2 car parking spaces, which are directly in front of the flat.

There is also further visitors parking and communal gardens.

The accommodation comprises entrance hall, lounge, modern kitchen/breakfast room with integrated appliances, master bedroom with en-suite bathroom, bedroom 2 and a further bathroom.

Both the lounge and master bedroom have doors which lead to the garden, whilst both bedrooms benefit from fitted wardrobes.

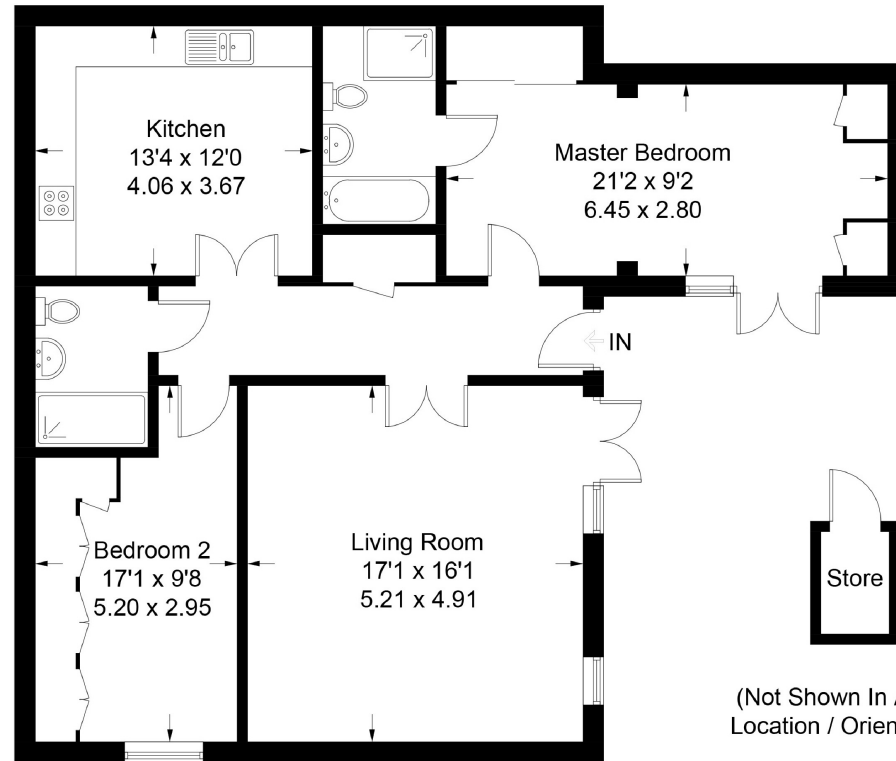
Salvin Court is an attractive purpose built block which offers convenient access to North Finchley High Road, with its wide choice of shops and restaurants. Transport is served by bus links and Woodside Park underground station (Northern Line) is also nearby. Places of Worship, North Middlesex Golf Club and the open space of Friary Park are all within easy reach.







Approximate Gross Internal Area  
 1040 sq ft / 96.6 sq m  
 Store = 16 sq ft / 1.5 sq m  
 Total = 1056 sq ft / 98.1 sq m



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
80	81	80-81	81	81	81-81
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<small>England &amp; Wales</small>			<small>England &amp; Wales</small>		

## Features Include

- Ground floor apartment
- Purpose built block
- Direct access to garden
- Private entrance
- Close to all amenities and transport links

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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