



EMMANUEL COURT,
3 Magdalene Gardens, N20 0AF

FLAT 3 EMMANUEL GARDENS

Located within a sought-after gated development, this stylish two-bedroom, two-bathroom apartment offers contemporary living with excellent amenities.

The property features two spacious double bedrooms, a bright and airy living area, and a private balcony, perfect for relaxing or entertaining.

Residents benefit from allocated parking, beautifully maintained communal gardens, and exclusive access to an on-site gym. With a long lease of 127 years, a service charge of £2,886 per annum, and a ground rent of £275 per annum, this is a fantastic opportunity for homeowners and investors alike.



Local Authority: Barnet
Tax Band: E
Tenure: Leasehold



















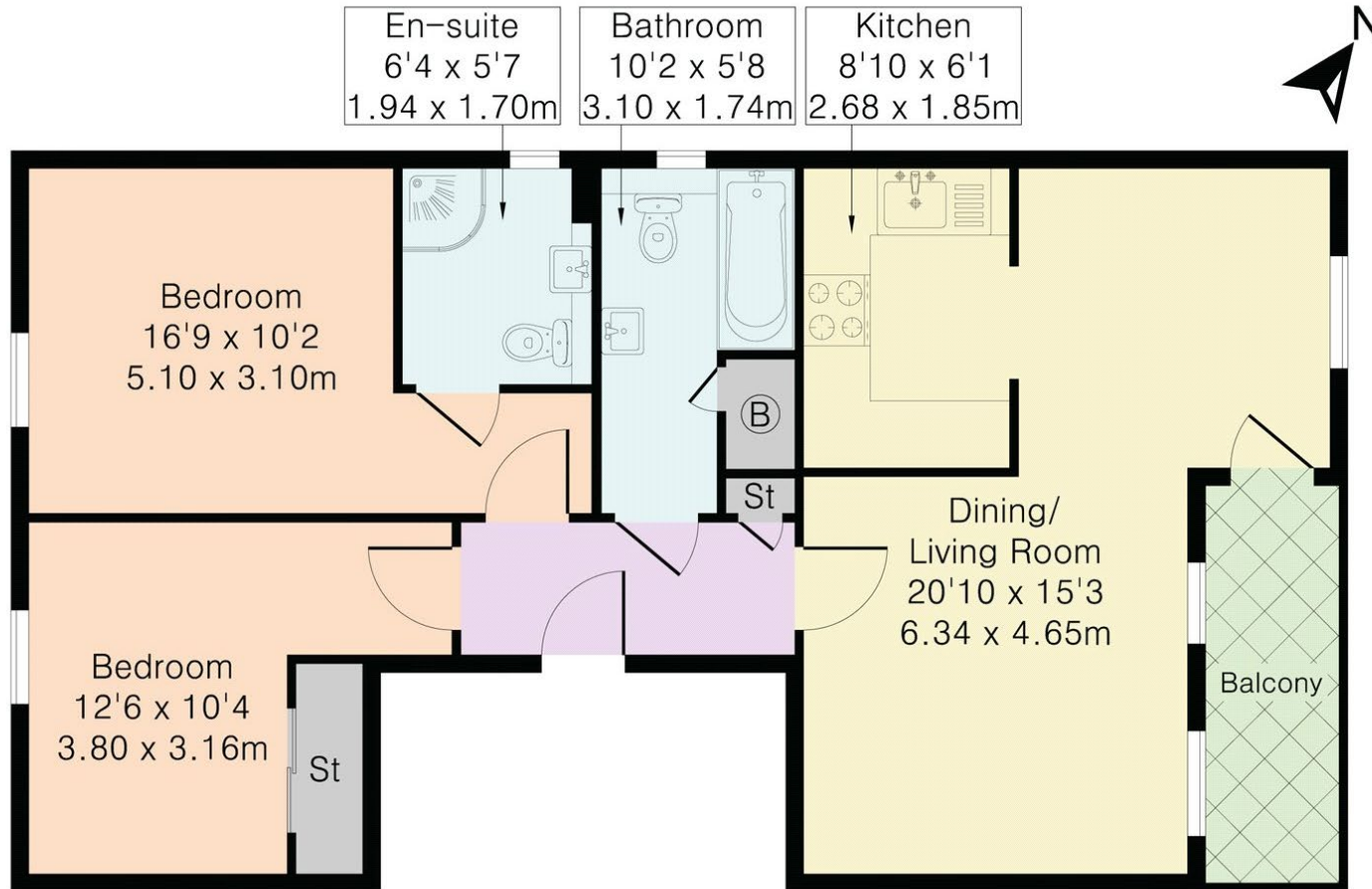








Approximate Gross Internal Area 716 sq ft - 67 sq m



First Floor



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

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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