



Mayflower Lodge, Wetherill Road, London N10 2SH

welcome to

Mayflower Lodge Wetherill Road, London

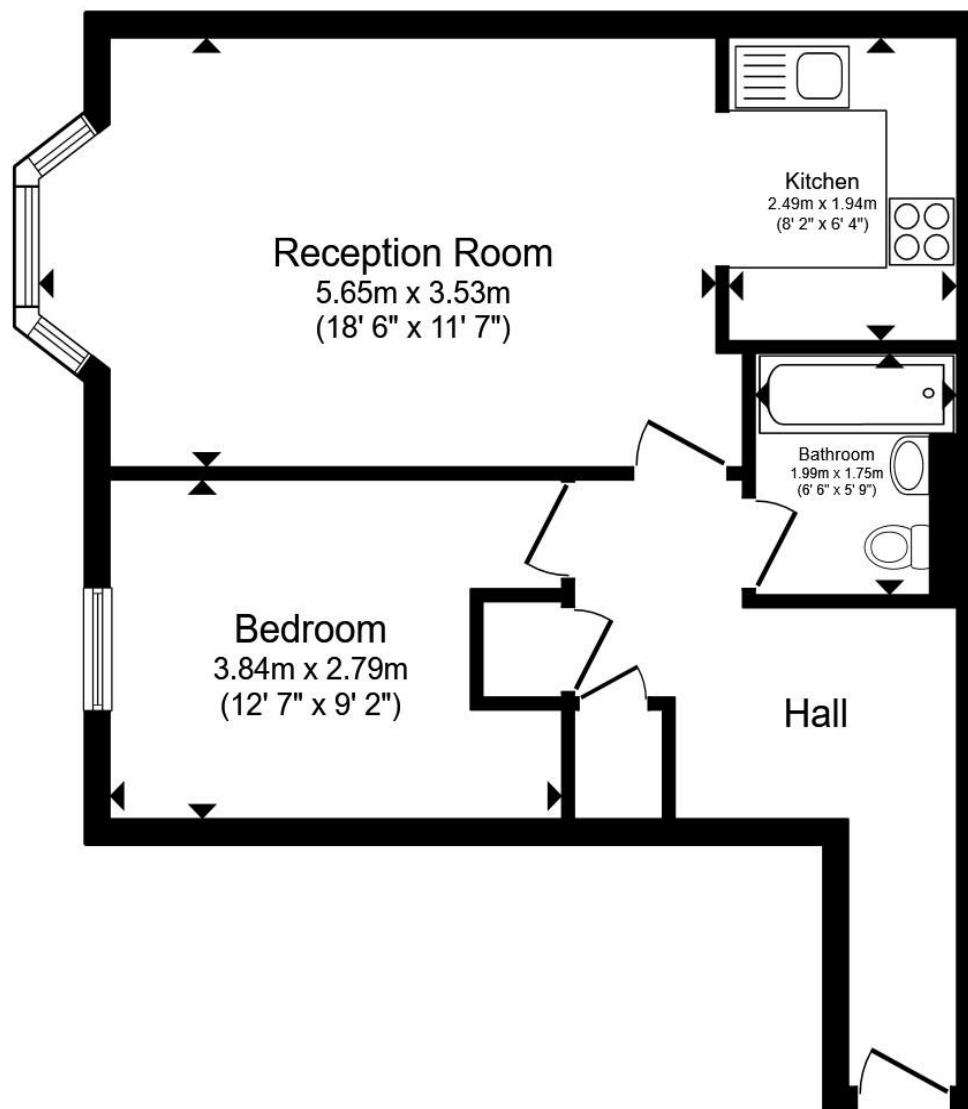
Conveniently located in a quiet street, close to local shops, and within a mile of the delightful Muswell Hill Broadway, this one bedroom ground floor apartment is situated in a small residential development designed for the Over-55s and has attractive view over the communal gardens

Wetherill Road is a residential street situated approximately half a mile north of the iconic Muswell Hill Broadway. The location is great for commuters with easy access to the A1 and A406 North Circular Road, multiple bus routes and Tube/rail access via Bounds Green (Piccadilly), East Finchley (Northern) tube stations and New Southgate (Great Northern- just 10 minutes away) which offer great access to the City and West End and beyond.

For those that enjoy the outdoors there are many large parks and woodlands to be explored with fantastic local facilities including Alexandra Palace, known locally as Ally Pally, Muswell Hill golf club and Muswell Hill Methodist tennis club.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 49.1 m² (529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Spacious Reception
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Built-in Storage
- Delightful Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £2,763.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£225,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106483



Property Ref:
MUH106483 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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