

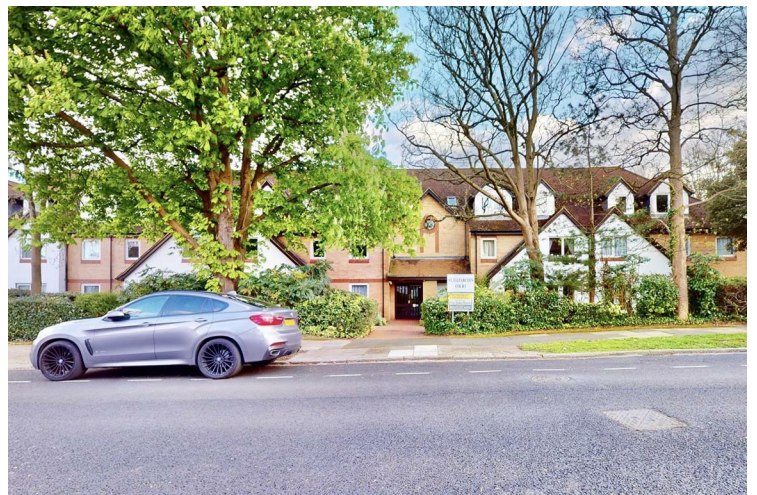
david harris & co



**Mayfield Avenue
London**

**£225,000
Leasehold**

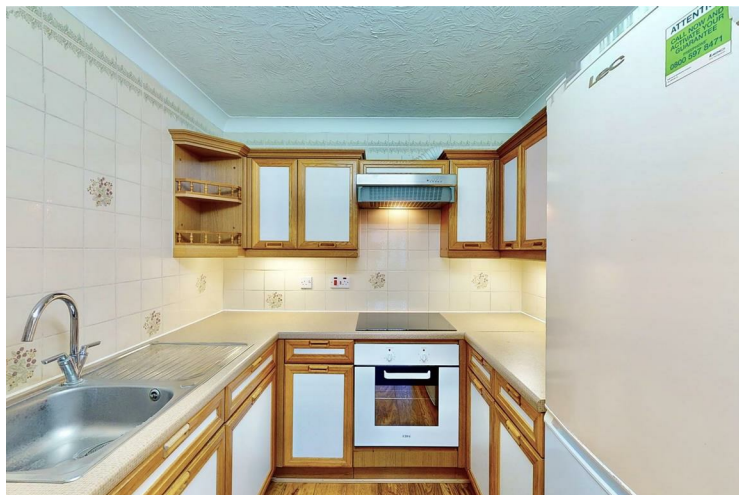
AN IMMACULATELY PRESENTED, NEWLY DECORATED AND HIGHLY SOUGHT AFTER REAR FACING QUIET AND PEACEFUL 2 DOUBLE SIZE BEDROOM FIRST FLOOR (WITH A LIFT) MCCARTHY AND STONE RETIREMENT APARTMENT FOR THE OVER 60'S SITUATED IN MAYFIELD AVENUE, A POPULAR TREE LINED ROAD VERY CLOSE TO THE HIGH ROAD AND TOWN CENTRE. OTHER BENEFITS INCLUDE BEING ALMOST 700 SQUARE FOOT, AN ENERGY PERFORMANCE RATING OF B, A SPACIOUS LOUNGE, A FULLY FITTED KITCHEN, FULLY TILED SHOWER-ROOM/WC, AN ON SITE DEVELOPMENT MANAGER TO ASSIST RESIDENTS AND 24 HOUR EMERGENCY APPELL CARELINE SERVICE FOR RESIDENTS SAFETY, A LARGE COMMUNAL LOUNGE WITH KITCHEN, A LARGE CONSERVATORY, A LAUNDRY ROOM FOR RESIDENTS USE, BEAUTIFULLY PRESENTED LARGE MATURE COMMUNAL LANDSCAPED GARDENS WITH OUTSIDE SEATING AND A PATIO, RESIDENTS AND VISITORS PARKING, FULLY DOUBLE GLAZED, AMPLE STORAGE SPACE IN THE HALLWAY INCLUDING A LARGE WALK-IN CUPBOARD AND AIRING CUPBOARD AND IS SITUATED WITHIN CLOSE PROXIMITY OF WOODSIDE PARK (NORTHERN LINE) UNDERGROUND STATION. THE APARTMENT IS ALSO SITUATED VERY CLOSE TO LOCAL TRANSPORT, A VARIETY OF SUPERMARKETS, COFFEE SHOPS ,PUBS AND RESTAURANTS AND WITHIN CLOSE PROXIMITY OF FRIARY PARK. THE APARTMENT IS OFFERED CHAIN FREE AND WITH VACANT POSSESSION.



- A McCarthy & Stone retirement development for over 60's.
- Immaculately presented and newly decorated throughout.
- Development Manager on site to assist residents and 24 hour emergency Appell careline service for residents safety.



- Large communal lounge with kitchen, Conservatory and Laundry room for residents use.
- Beautifully presented large mature communal landscaped gardens with patio and outside seating.
- Residents parking and visitors parking, lift and fully double glazed.



- Ample storage space in the hallway including a large walk-in cupboard and airing cupboard.
- Situated within close proximity of Woodside Park (Northern line) underground station.
- Situated very close to local transport, a variety of Supermarkets, coffee shops, pubs and restaurants. Also within close proximity of Friary Park.
- Offered chain free vacant possession.





Additional Information

Local Authority - Barnet London Borough

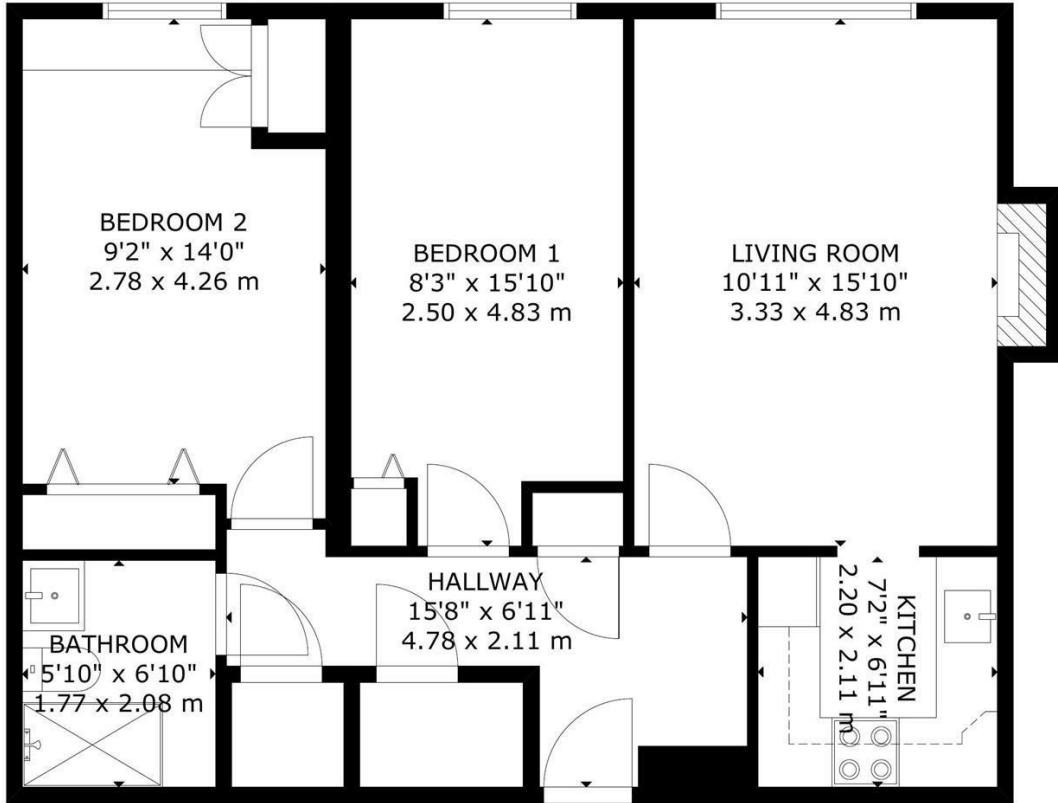
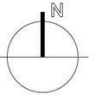
Council

Council Tax - Band E

Viewings - By Appointment Only

Floor Area - 0.00 sq ft

Tenure - Leasehold



GROSS INTERNAL AREA
 TOTAL: 64 m²/685 sq ft
 FIRST FLOOR: 64 m²/685 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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