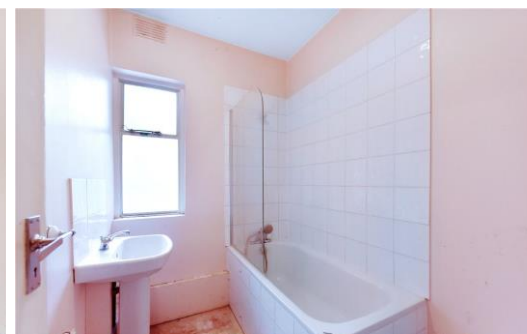




Lyttelton Road, N2
Offers In Excess of: £450,000 Share of Share of Freehold

Anderson//Rose





Offers In Excess Of:
£450,000
Share of Freehold

Service Charge: £4,000 per annum

Ref PCL250059

Lyttelton Road, N2

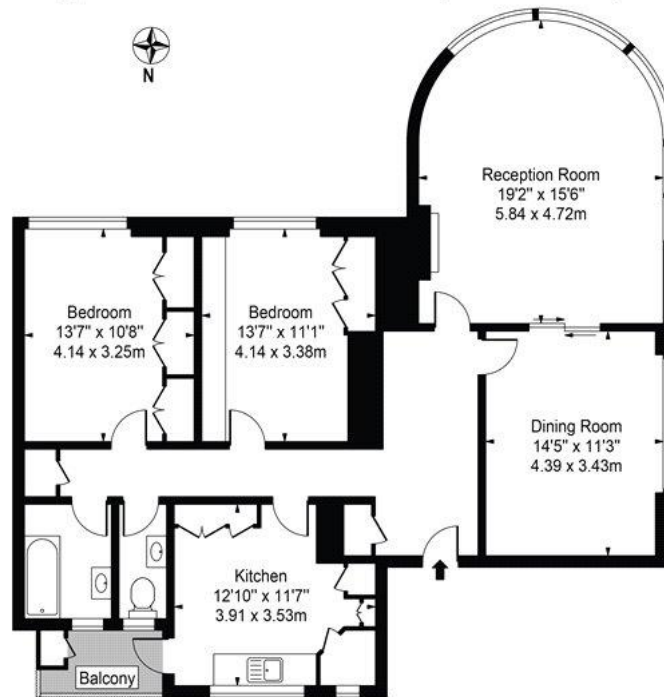
This is a fantastic opportunity to purchase and 'bring back to life' a gem of an apartment set on the ground floor a delightful and secure block in North London.

The property has excellent bones and large room proportions, focused around a double reception room which is currently separated with double closed doors, a separate and large kitchen which also has a utility room off of it. Down the inviting corridor is your sleeping accommodation with a principal bedroom, good sized second bedroom, family bathroom and guest toilet. The flat also benefits from the buildings caretaker, stunning communal gardens and off street parking.

Belvedere Court is a delightful mansion block nestled in greens of North London. Two of London's most prestigious streets are adjacent to the development, with East Finchley highroad and its array of shops, cafes and restaurants, just up the road. East Finchley Tube is a short walk away which provides a short and simple commute across the capital.

Belvedere Court

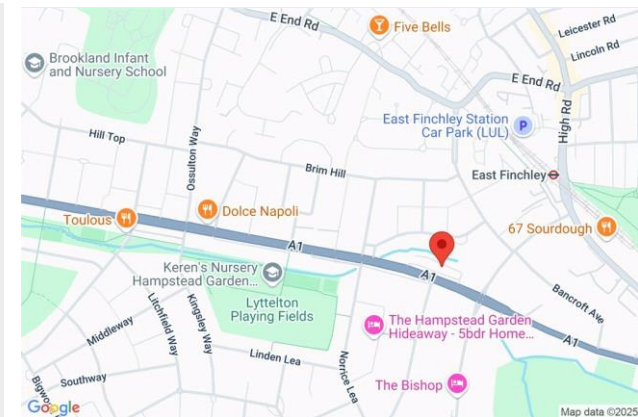
Approx. Gross Internal Area 1154 Sq Ft - 107.21 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.