

# WAYNE & SILVER



Aylmer Road, London, N2 0BT  
Asking Price £425,000





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# Aylmer Road

London, N2 0BT

For sale is this spacious Two Bedroom, Two bedroom (approx. 840 SqFt) located on the second floor of this popular purpose-built block located in East Finchley, N2. and offered CHAIN FREE.

In our opinion, the property is in immaculate condition throughout with a fitted kitchen, and two contemporary bathrooms, one being an en-suite with the added benefit of having a serviced lift.

Further benefits include a private balcony off the living room, a separate cloakroom, utility space, ample storage cupboards, communal gardens and residents' off-street parking.

Whittington Court is situated close to Highgate and East Finchley tube stations, you are under a mile away from the beautiful open spaces at Kenwood and Hampstead Heath and you are located close to many other local amenities in the area.

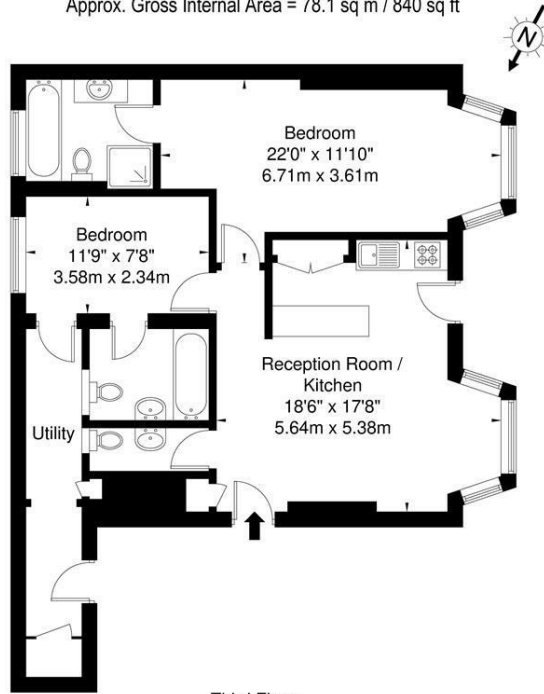






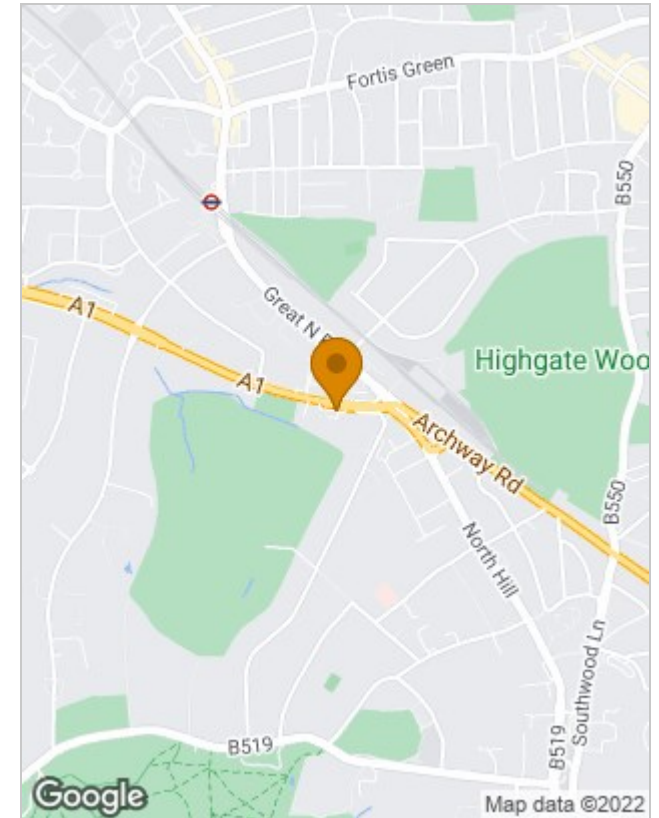
### Whittington Court Aylmer Road N2 0BT

Approx. Gross Internal Area = 78.1 sq m / 840 sq ft

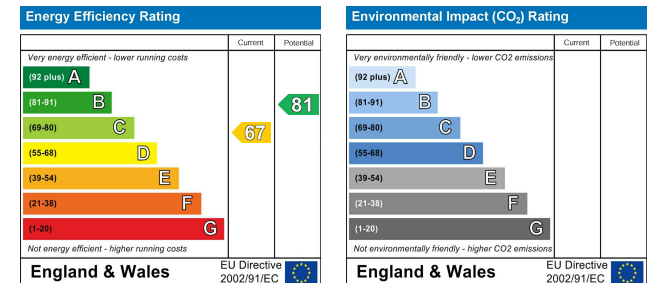


Ref \_\_\_\_\_ Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.