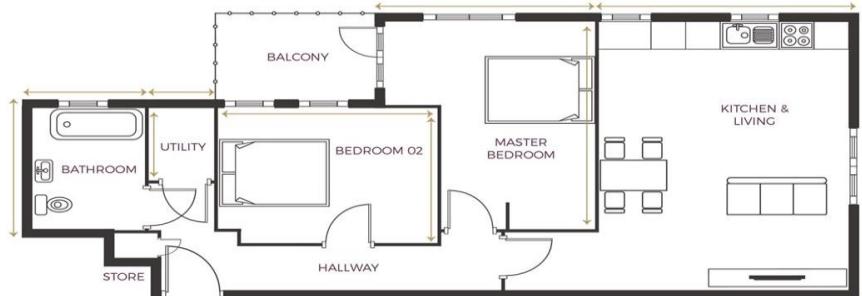




**Pluto Court Pluto Court, Woodside Lane, Woodside Park,
London N12 8UD**

**barnard
marcus**



APARTMENT 5				
ROOM	72.3 m ² / 777 ft ²			
	W (m)	L (m)	W (ft)	L (ft)
KITCHEN & LIVING	4.5	5.9	14.8	19.4
MASTER BEDROOM	3.8	4.6	12.5	15.1
BEDROOM 02	4	3	13.1	9.8
BATHROOM	2	2.7	6.6	8.9
UTILITY	1.2	1.6	3.9	5.2
AMENITY (SQ M/SQ FT)	5.7		61	

To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

view this property online barnardmarcus.co.uk/Property/NFY106616

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY106616 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

welcome to Pluto Court Pluto Court, Woodside Lane, Woodside

- High Specification Throughout
- Offering Confortable Accomodation
- First Floor Apartment with Balcony
- Ideal for Couple or Small Family
- Utility Room & Storage Cupboard

Tenure: Leasehold

EPC Rating: Exempt

£580,000



Living / Kitchen

14' 8" x 19' 4" (4.47m x 5.89m)

Master Bedroom

12' 5" x 15' 1" (3.78m x 4.60m)

Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m)

Bathroom

6' 6" x 8' 9" (1.98m x 2.67m)

Utility Room

3' 9" x 5' 2" (1.14m x 1.57m)

Balcony



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