



**HIGH ROAD, NORTH FINCHLEY, LONDON, N12**  
**£250,000 LEASEHOLD**

## **A WELL-PRESENTED TOP FLOOR ONE BEDROOM FLAT**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



## DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS!

We are pleased to offer this well-presented top floor one bedroom flat, conveniently located for transport links, amenities, The Finchley Leisure Centre and Glebelands recreational parkland. The property comprises of a good size reception room, separate fitted kitchen, double bedroom and shower room. Further benefits include residents' parking, garage, communal gardens and a long lease. Would ideally suit a First Time Buyer or Buy-to-Let Investor!

## TENURE:

Leasehold

Service Charge: £1300.00 per annum - Incl. Repairs/Ins. CCTV/ Door Entry/ Fire Risk Assessm/Pest Control/ cleaning & electricity to communal parts/ gardening/health & safety)

## COUNCIL TAX:

Band B

## AT A GLANCE

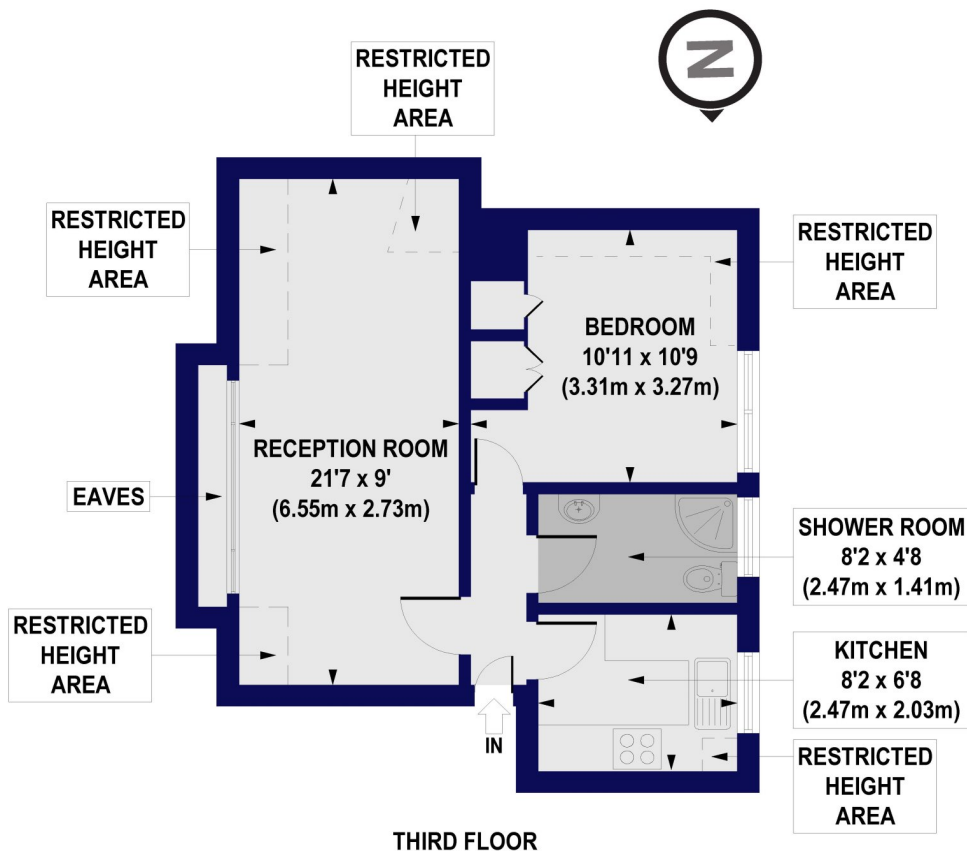
- Purpose built block
- Top floor
- One bedroom
- Good size reception room.
- Separate kitchen
- Shower room
- Long Lease
- Parking & Garage





# Granville Place, High Road, N12

Approx. Gross Internal Floor Area 459 sq. ft / 42.62 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 396 sq. ft / 36.81 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

| Energy Efficiency Rating                    |         | Current                 | Potential |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs |         |                         |           |
| A   | (92+)   |                         |           |
| B   | (81-91) |                         |           |
| C   | (69-80) |                         |           |
| D   | (55-68) | 63                      | 63        |
| E   | (39-54) |                         |           |
| F   | (21-38) |                         |           |
| G   | (1-20)  |                         |           |
| Not energy efficient - higher running costs |         |                         |           |
| England & Wales                             |         | EU Directive 2002/91/EC |           |
| <small>www.epcau.com</small>                |         |                         |           |