



GRANVILLE ROAD, NORTH FINCHLEY, LONDON, N12
£425,000 LEASEHOLD

**A WELL PRESENTED GROUND FLOOR
MAISONETTE WITH OWN SECTION OF
GARDEN**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

We are pleased to offer this well presented and spacious two bedroom ground floor garden flat, ideally located for local amenities, schools and being 0.6 mile walk to nearest tube. The property comprises two bedrooms, spacious reception room, kitchen, bathroom and off street parking. Further benefits include exclusive use of front garden and own section of rear garden. Would be ideal for all types of buyers, whether it be a FTB, Investor or someone looking to downsize. An internal viewing is highly recommended!

TENURE:

Leasehold : 125 years
 Ground Rent : £250.00 per annum

COUNCIL TAX:

Band D : £1545.41 per annum

AT A GLANCE

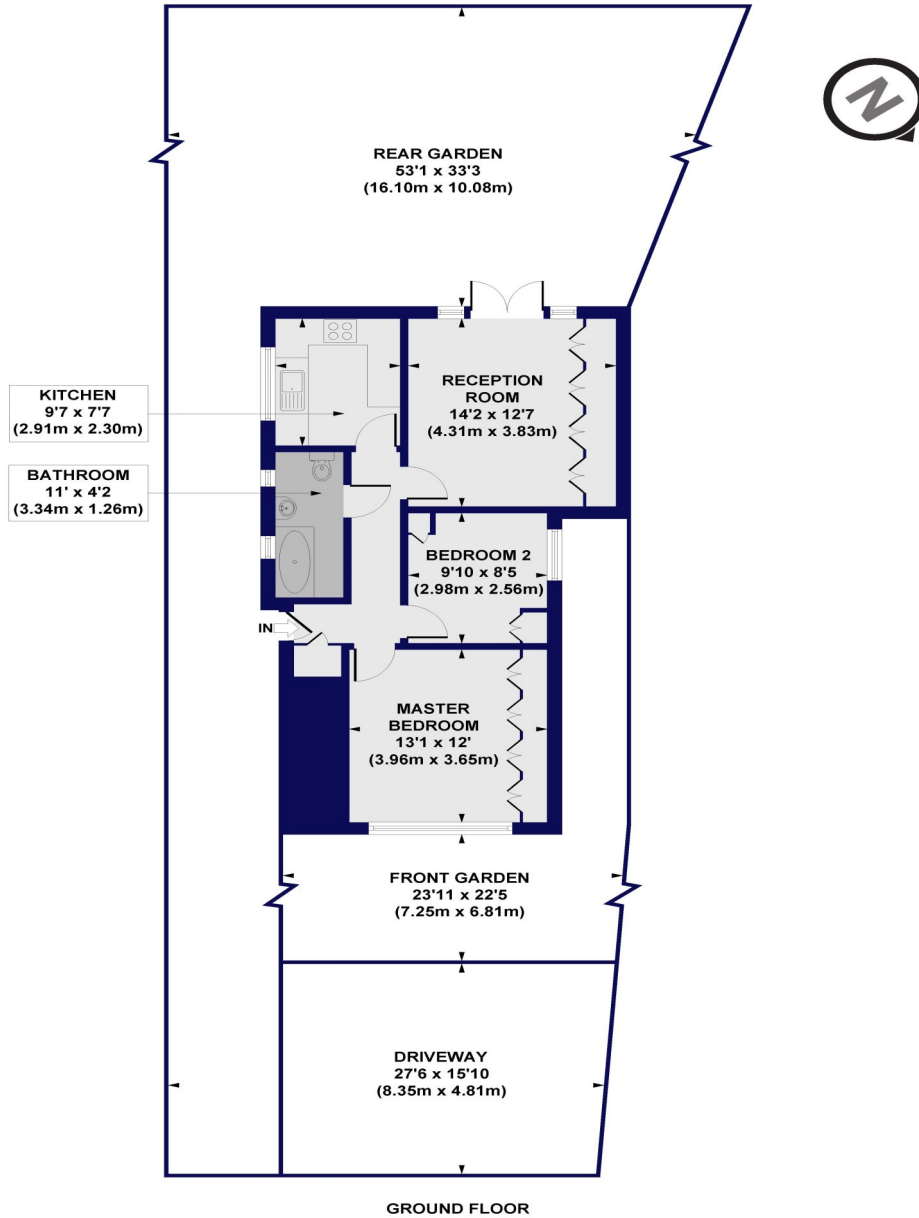
- Ground floor maisonette
- Spacious reception room
- Two bedrooms
- Direct access to own section of garden
- Exclusive use of front garden
- 125 year lease
- Offered chain free





Granville Road, N12

Approx. Gross Internal Floor Area 626 sq. ft / 58.18 sq. m



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			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	