



MOSS HALL GROVE, LONDON, N12
£400,000 LEASEHOLD

**A NEWLY REFURBISHED TWO BEDROOM
FIRST FLOOR FLAT SET IN A PRIME
LOCATION**

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DESCRIPTION:

NO STAMP DUTY FOR FIRST TIME BUYERS!

Set in a private development within a stone's throw of North Finchley High Road amenities, Moss Hall Primary School and West Finchley underground station, we are pleased to offer this newly refurbished first floor flat which comprises of two double bedrooms, spacious reception room, modern Kitchen & bathroom and ample storage. Further benefits include double glazed windows, communal grounds and a long lease. Offered on a chain free basis, an internal viewing is highly recommended!

TENURE:

Leasehold: 159 years
Service Charge: £2418.09 per annum Including Building Insurance

COUNCIL TAX:

Band C

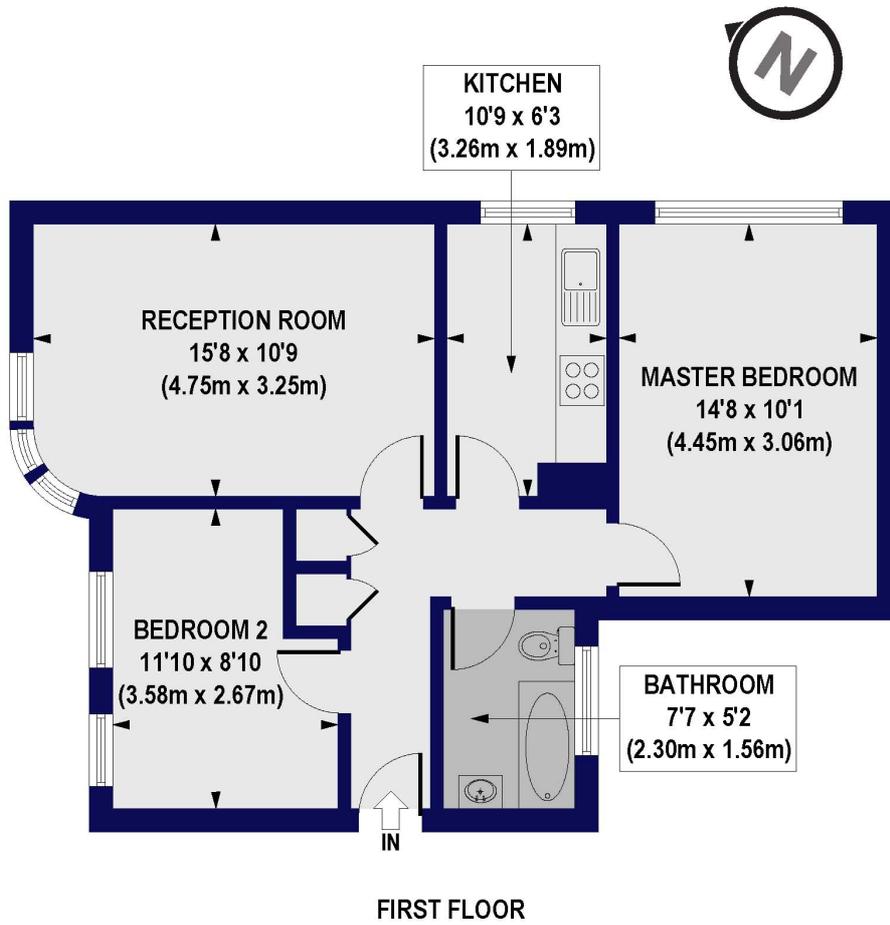
AT A GLANCE

- PURPOSE BUILT BLOCK
- FIRST FLOOR
- NEWLY REFURBISHED
- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN & BATHROOM
- LONG LEASE
- CHAIN FREE





Moss Hall Court, Moss Hall Grove, N12
 Approx. Gross Internal Floor Area 614 sq. ft / 57.08 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	72	73
(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	