



Winkworth

Salisbury Avenue, London, N3

£580,000 *Leasehold*

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We are pleased to offer this first and second floor, duplex conversion flat, ideally located on a much sought-after quiet residential street, within close proximity to Finchley Central underground station, the outstanding Chalgrove primary school, popular local churches and synagogues and recreational parkland, including Windsor Open Space and Stephens House and Gardens.

KEY FEATURES

- Duplex Conversion Flat
- Quiet Residential Street
- Three Bedrooms
- Two Bathrooms
- Reception Room
- Kitchen/Diner
- Private Roof Terrace
- Off Street Parking



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020 8349 3388 | finchley@winkworth.co.uk

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The property, at 115 sq. m is larger than many houses, presented in good condition and comprised of a reception room leading to private roof terrace, kitchen/diner, three bedrooms, two bathrooms, (one en-suite), and an allocated parking space. Internal viewings are highly recommended!





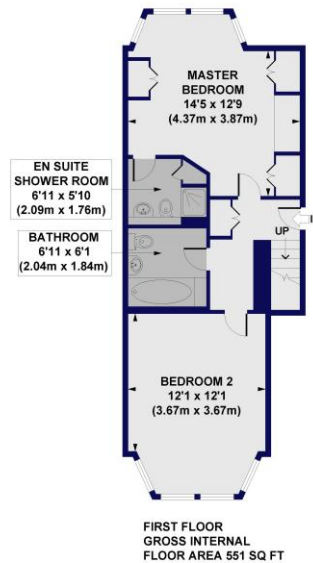
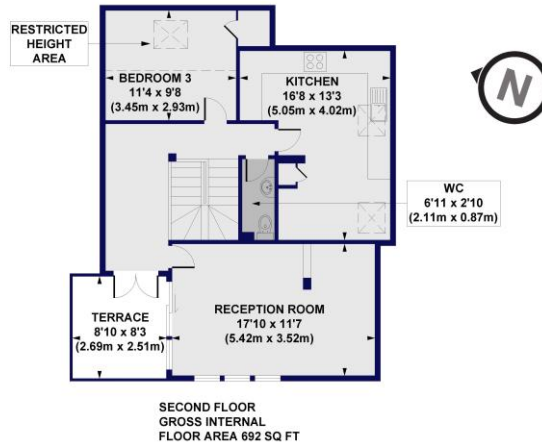
MATERIAL INFO

Tenure: Leasehold
Term: 177 year and 0 months
Service Charge: £1768 per annum
Ground Rent: £0 Annually
Council Tax Band: F
EPC rating: C

Salisbury Avenue, N3

Approx. Gross Internal Floor Area 1172 sq. ft / 108.88 sq. m (Excluding Restricted Height Area)

Approx. Gross Internal Floor Area 1243 sq. ft / 115.48 sq. m (Including Restricted Height Area)

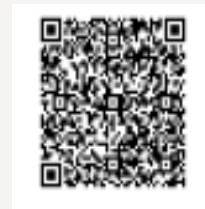


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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.

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN220219>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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