



**MOUNTFIELD ROAD, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £485,000 SHARE OF FREEHOLD**

**A WELL-PRESENTED TWO BEDROOM FIRST FLOOR
EDWARDIAN CONVERSION FLAT SITUATED ON A
MUCH SOUGHT-AFTER RESIDENTIAL N3 TURNING**

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DESCRIPTION:

A well-presented two bedroom first floor Edwardian conversion flat situated on a much sought-after residential road, being approx. 6-7 minutes walking distance to Finchley Central Underground Station, local shopping amenities and in the catchment area for Akiva and St Theresa’s Primary Schools. The property comprises of two bedrooms (one with en suite), modern fitted kitchen, spacious reception room leading to private terrace area and bathroom. Further benefits include an off street parking space/storage to the rear, being sold with a share of the freehold and offered on a chain free basis. An internal viewing highly recommended!

AT A GLANCE

- Edwardian conversion flat
- Two bedrooms
- En suite to primary bedroom
- Spacious living room
- Modern Kitchen & Bathroom
- Private Balcony
- Gated off-site parking/storage area
- Short walk to Finchley Central underground
- Share of Freehold
- Offered chain free

TENURE:

Share of Freehold
 Service Charge: £441.00 per annum
 (Incl. Communal area electricity/Building Insurance)

COUNCIL TAX:

Band C



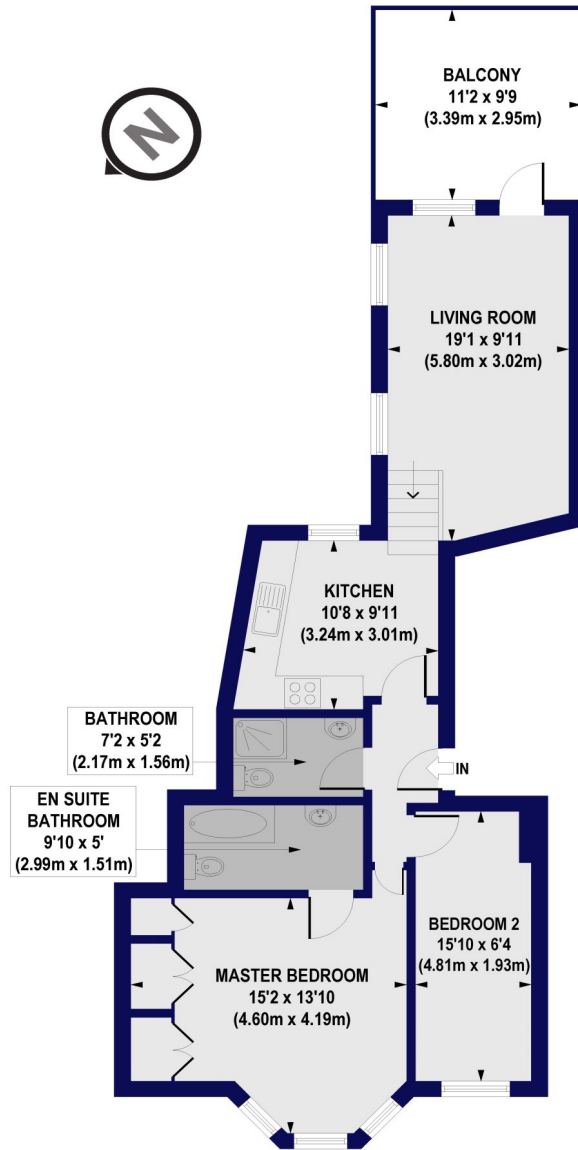
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Mountfield Road, N3
Approx. Gross Internal Floor Area 706 sq. ft / 65.55 sq. m



FIRST FLOOR

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	