



DOLLIS ROAD, FINCHLEY, LONDON, N3
£499,950 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM
 TWO BATHROOM DUPLEX CONVERSION FLAT**

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DESCRIPTION:

A beautifully presented two bedroom duplex conversion flat occupying the 1st and 2nd floor of an Edwardian house retaining much of its original character and charm. Ideally located for transport links and shopping facilities, as well as recreational parkland, such as Stephens House & Gardens, Dollis Valley Greenwalk and Victoria Park. The property comprises of an open plan reception/dining/kitchen, two bedrooms, bathroom, en-suite shower room and a further loft room that can serve as an additional room with the potential to expand further (stpp). Further benefits include own section of garden and a share of the freehold. An internal viewing is highly recommended.

TENURE:

Share of Freehold

Service Charge:

Vendor's share £581.00 p/a incl. Building Ins.

COUNCIL TAX:

Band D

AT A GLANCE

- Duplex conversion flat
- Two bedrooms
- Open Plan reception /Dining/Kitchen
- Two bathrooms
- Own section of garden
- Ideally located for transport & amenities

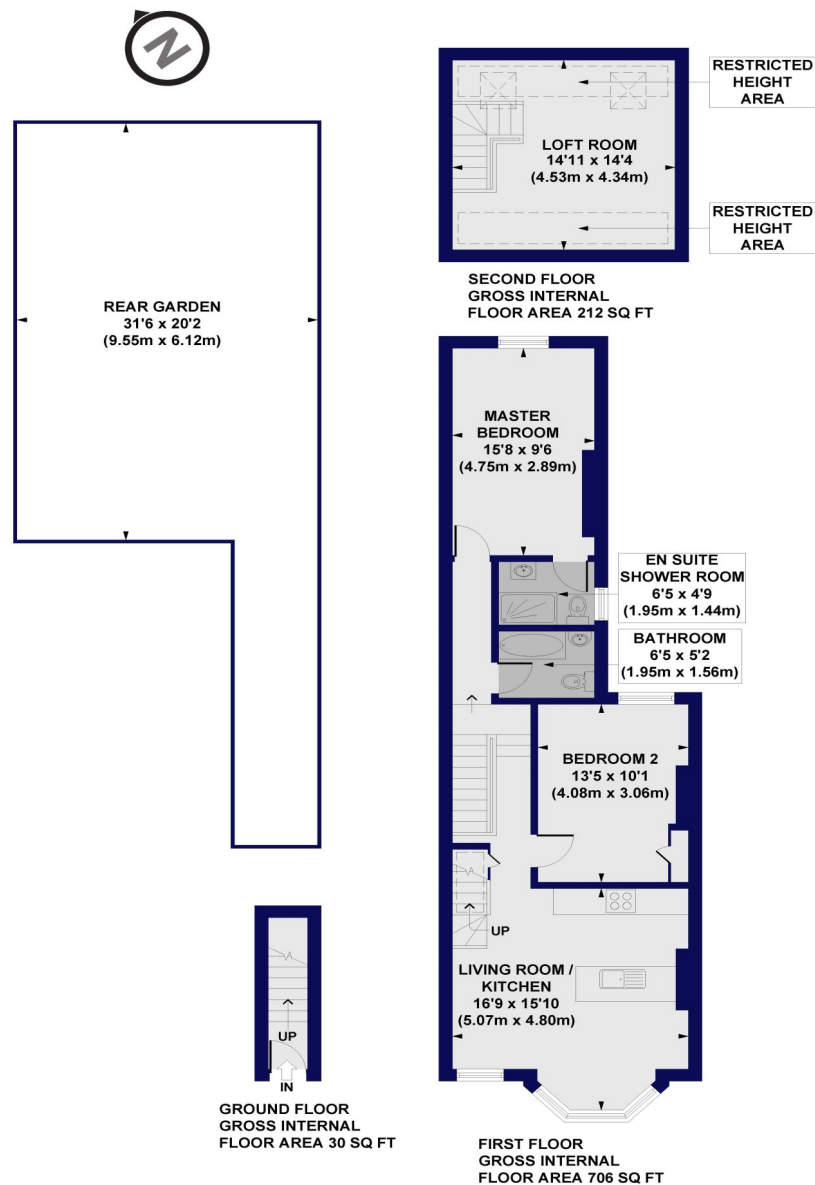




Dollis Road, N3

Approx. Gross Internal Floor Area 948 sq. ft / 88.08 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 866 sq. ft / 80.46 sq. m (Excluding 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.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		