



Montgomery Court, Finchley, London, N3

£550,000 *Share of Freehold*



We are pleased to offer to the market, this beautifully presented and spacious two bedroom, two bathroom, second floor apartment - located on a very popular residential turning.

KEY FEATURES

- TWO DOUBLE BEDROOM
- TWO BATHROOM
- SECOND FLOOR APARTMENT WITH LIFT ACCESS
- LOCATED WITHIN A MODERN PURPOSE BUILT BLOCK
- PRESENTED IN VERY GOOD DECORATIVE ORDER
- OPEN PLAN LIVING/DINING/FULLY FITTED KITCHEN AREA
- SECURED GATED PARKING
- SHARE OF FREEHOLD



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The property provides modern living accommodation extending to c. 783 sq. ft. and comprises an spacious open plan living/dining/fully fitted kitchen area, primary bedroom with ensuite facilities, second double bedroom, together with modern fitted family bathroom.

The property is ideally located for transport links to include Finchley Central underground, local amenities and parks, such as Stephens House together with schools, such as Akiva & St. Theresa.

Further benefits include: parking via security gates, lift access and attractive communal gardens.

An internal viewing is highly recommended.



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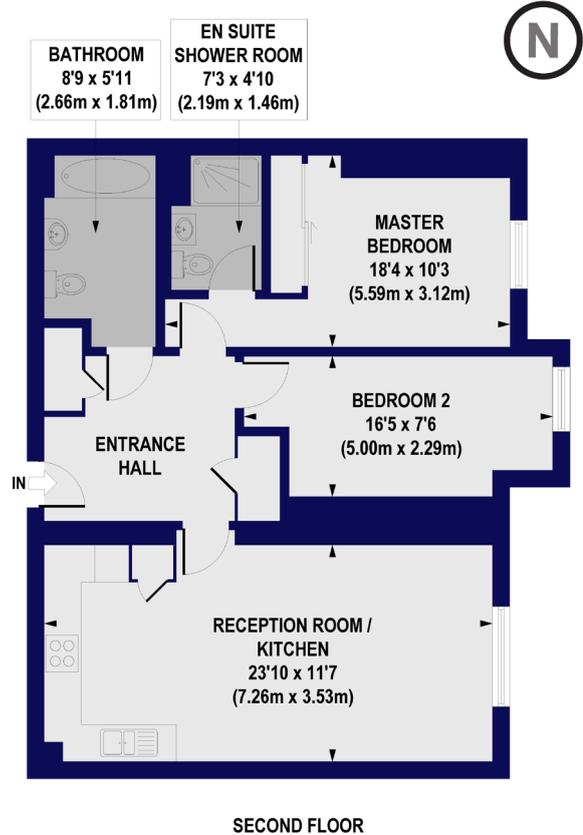
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MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 993 year and 1 months
- Service Charge:** £2223 per annum
- Ground Rent:** £0 Annually (subject to increase)
- Council Tax Band:** F
- EPC rating:** B

Montgomery Court, Mountfield Road, N3
 Approx. Gross Internal Floor Area 783 sq. ft / 72.74 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(69-80) C		
(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	

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



<https://www.winkworth.co.uk/sale/property/FIN260037>

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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