



MOUNTFIELD ROAD, LONDON, N3
£450,000 SHARE OF FREEHOLD

**A WELL PRESENTED TWO BEDROOM SECOND
FLOOR CONVERSION FLAT WITH
THE SHARE OF FREEHOLD**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

A beautiful newly decorated two bedroom second 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 two bedrooms, large sunlit living room, modern fully fitted kitchen and tiled family bathroom. Further benefits include being sold with a share of the freehold. An internal viewing highly recommended!

COUNCIL TAX:

Band C - £1511.99 per annum

AT A GLANCE

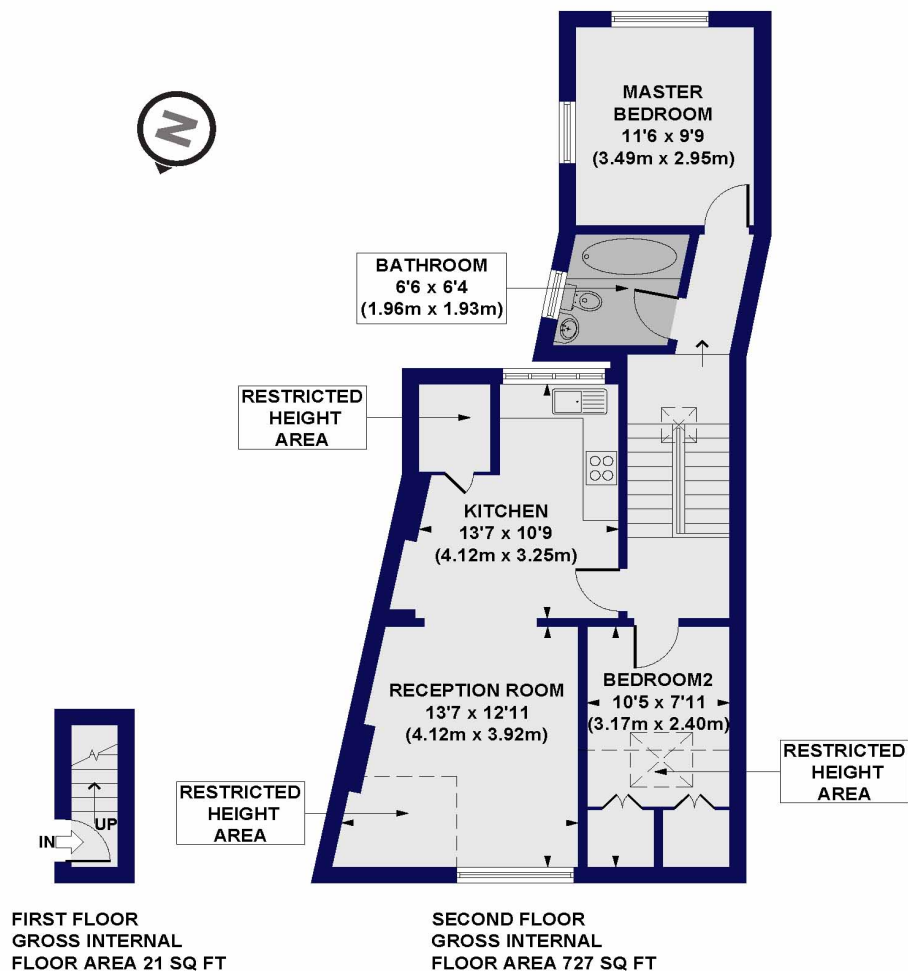
- Edwardian conversion flat
- Two bedrooms
- Large sunlit living room
- Recently refurbished kitchen
- Tiled bathroom
- Short walk to Finchley Central underground
- Share of Freehold





Mountfield Road, N3

Approx. Gross Internal Floor Area 748 sq. ft / 69.51 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 635 sq. ft / 58.97 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.



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	54	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	