



**BROWNLOW ROAD, FINCHLEY, LONDON, N3**  
**£525,000 LEASEHOLD**

## **A BRAND NEW TWO BEDROOM FIRST & SECOND FLOOR DUPLEX FLAT**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



## DESCRIPTION:

A unique opportunity to acquire this Brand-New duplex flat which has been extended and fully refurbished to a high standard, offering in excess of 900 sq.ft of living space. Ideally located for Ballards Lane amenities, Victoria Park, excellent bus services and both Finchley Central and West Finchley underground stations, the property comprises two double bedrooms (one with en suite shower room, spacious open plan living/dining/fully integrated kitchen and bathroom. Further benefits include, brand new electrics, double glazing, gas central heating, a long lease with no service charges and offered on a chain free basis.

## TENURE:

Leasehold : 149 years 11 months  
Ground Rent : £300.00 per annum

## AT A GLANCE

- BRAND NEW CONVERSION
- FIRST & SECOND FLOOR DUPLEX
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- OPEN PLAN LIVING/DINING/KITCHEN
- LONG LEASE
- CHAIN FREE

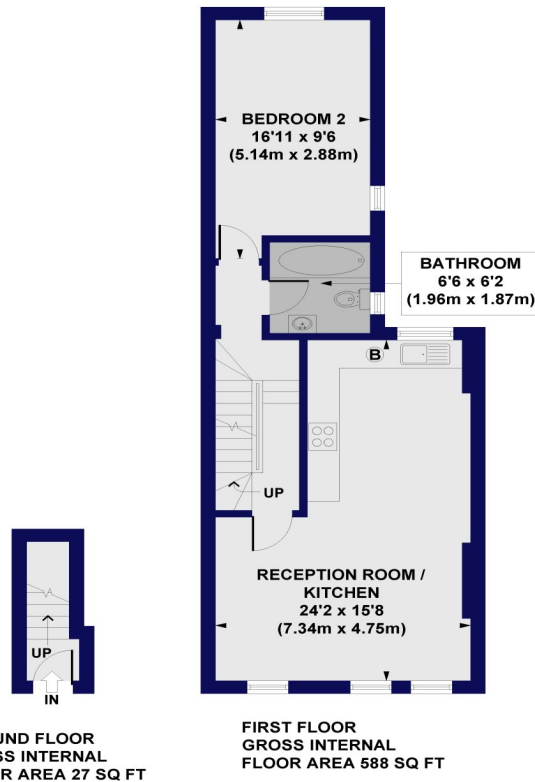
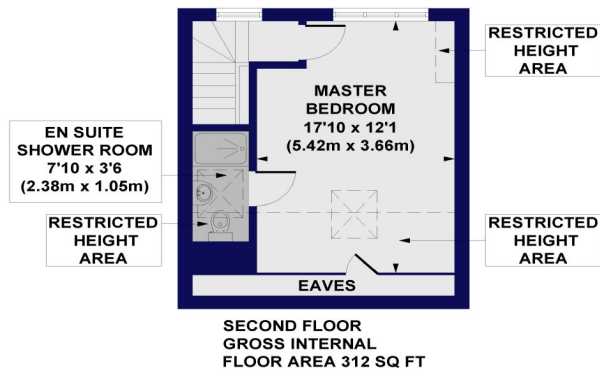






## Brownlow Road, N3

Approx. Gross Internal Floor Area 927 sq. ft / 86.15 sq. m (Including Restricted Height Area & Eaves)



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	