

STATION ROAD, LONDON, FINCHLEY, N3  
£475,000 LEASEHOLD

A WELL PRESENTED AND SPACIOUS FLAT,  
SET WITHIN A STONES THROW OF  
TRANSPORT LINKS & AMENITIES

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



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## DESCRIPTION:

We are pleased to offer this well presented and spacious (offering circa 1222 sq ft of living space), three bedroom, duplex flat - located close to Finchley Central underground, (within a minute walk), local primary schools, Regents Park Road and Ballards Lane shopping amenities. The property is set over three floors, offering fantastic living space throughout and comprised of a spacious hallway entrance, open plan living / kitchen area, two bedrooms, bathroom and separate wc to the first floor. In addition the property has a further bedroom with en suite to the top floor. This lovely property is being offered with a long lease and on chain free basis.

An internal viewing is highly recommended.

## AT A GLANCE

- Prime location for transport & amenities
- Duplex flat
- Offering circa 1222 sq ft of living space
- Open plan living
- Three bedrooms
- Two bathrooms
- Long Lease
- Chain free





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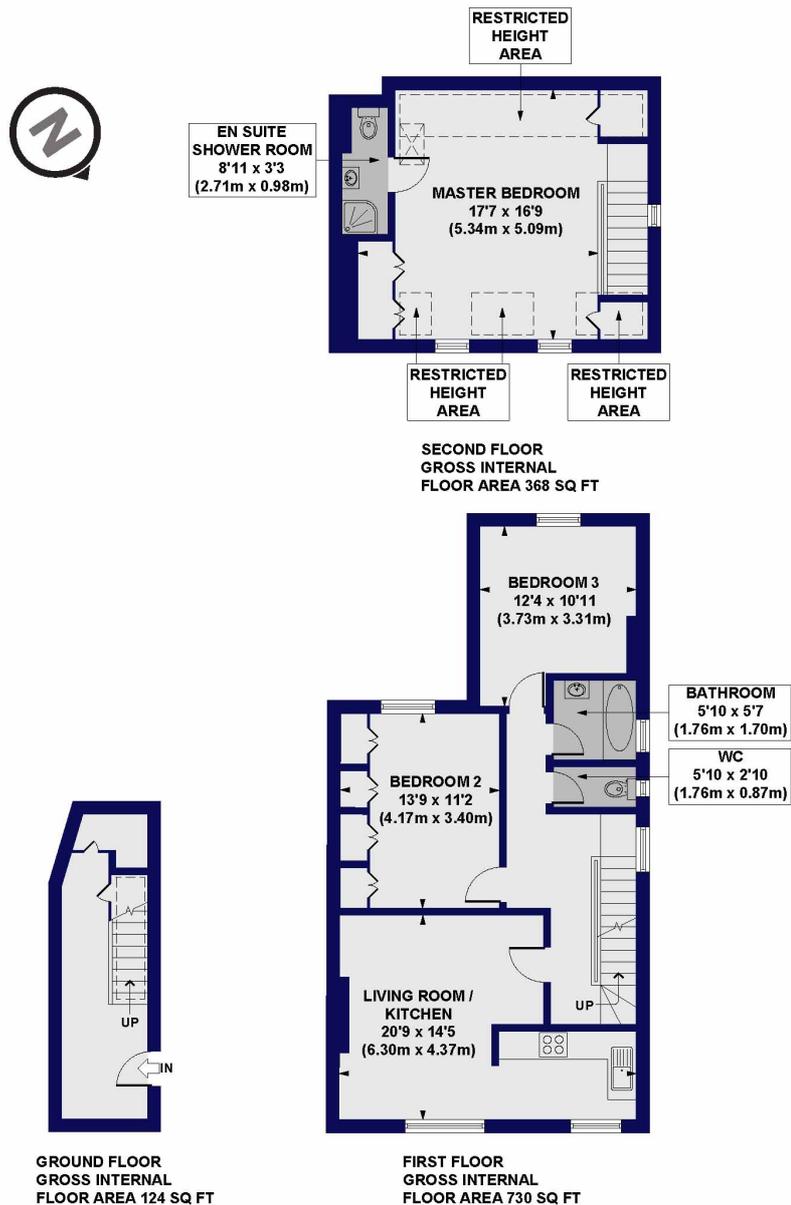


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## Station Road, N3

Approx. Gross Internal Floor Area 1222 sq. ft / 113.52 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1122 sq. ft / 104.24 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 980 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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