



ELM PARK ROAD, LONDON, N3
£370,000 LEASEHOLD

A TWO BEDROOM FIRST FLOOR FLAT
SITUATED IN A POPULAR N3 TURNING

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DESCRIPTION:

Situated in a popular turning off Nether Street, within easy access to both West Finchley and Finchley Central underground stations, local schools and recreational parkland, such as Dollis Brook, we are pleased to offer this first floor two bedroom flat. The property does require modernising throughout but is a perfect opportunity for someone to put their own stamp on it! The flat comprises of a spacious reception room, two bedrooms, kitchen, bathroom and separate wc. Further benefits include period features, front garden, extended lease and the potential to extend into the loft stpp. The property is being offered on a chain free basis. An internal viewing is highly recommended.

TENURE:

Leasehold
Ground Rent: £250.00 per annum

COUNCIL TAX: Band D

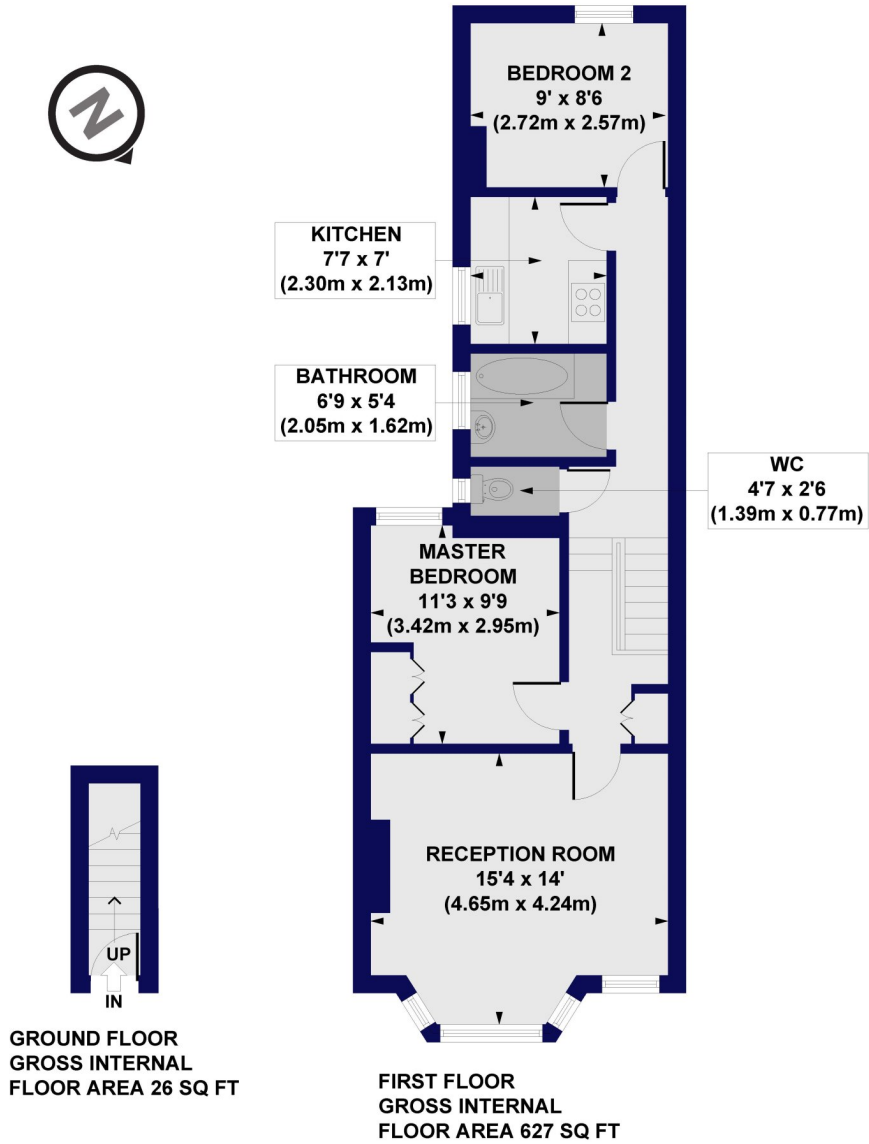
AT A GLANCE

- Set on a popular residential turning
- Period style building
- First floor
- Spacious reception room
- Two bedrooms
- Long lease
- Offered chain free





Elm Park Road, N3
 Approx. Gross Internal Floor Area 653 sq. ft / 60.69 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	