



**THE GRANGE, LONDON, N2**  
**£430,000 LEASEHOLD**

## **A SPACIOUS WELL-PRESENTED GROUND FLOOR MAISONETTE**

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## DESCRIPTION:

We are pleased to offer this four double bedroom ground floor maisonette set in an ex-local authority block, just off East Finchley High Road. The property comprises of a spacious reception room, modern fitted kitchen, bathroom and access to communal grounds. Further benefits include residents' parking and being offered on a chain free basis. An internal viewing is highly recommended!

## TENURE:

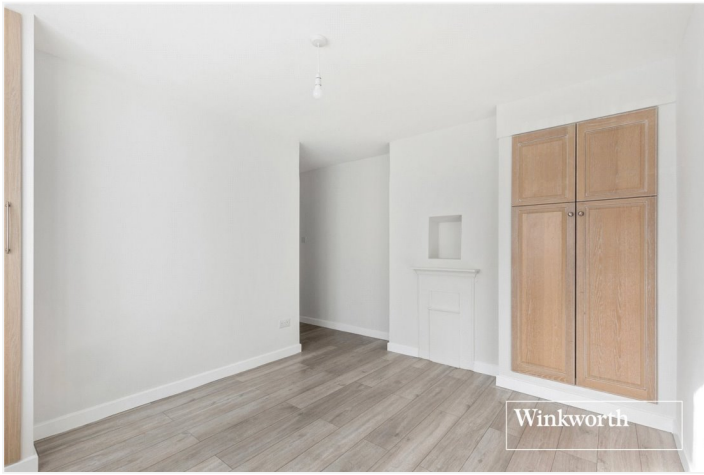
Leasehold: 91 years  
Service Charge: £831.00 per annum  
Ground Rent: £10.00 per annum

**COUNCIL TAX:** Band C

## AT A GLANCE

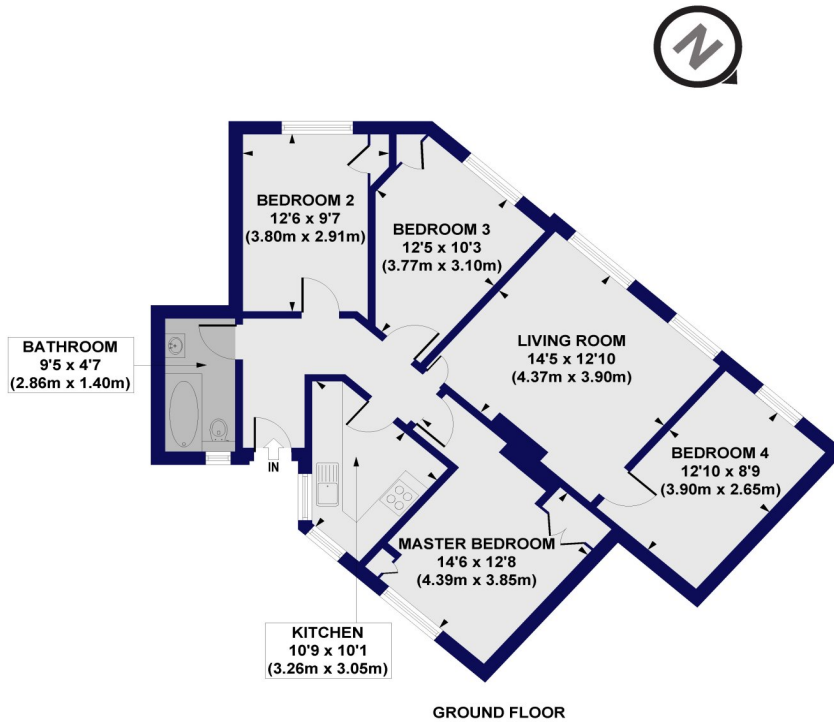
- Ground floor
- Purpose built block
- Four bedrooms
- Large reception room
- modern fitted kitchen & bathroom
- communal grounds
- chain free







**Willow House, The Grange, N2**  
 Approx. Gross Internal Floor Area 886 sq. ft / 82.32 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**

