



**GRUNEISEN ROAD, LONDON, N3**  
**£475,000 SHARE OF FREEHOLD**

**A BEAUTIFUL SPACIOUS TWO DOUBLE  
BEDROOM MAISONETTE WITH  
PRIVATE REAR GARDEN**

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





## DESCRIPTION:

We are pleased to offer to the market this beautifully presented two double bedroom maisonette, occupying the ground floor of a mid-terrace turn-of-the-Century house, ideally located for Ballards Lane shopping facilities, Victoria Park and transport links. The property has been refurbished to a high standard throughout with living accommodation extending to c. 868 sq.ft and comprises spacious open plan kitchen/living room with bi-folding doors leading to private rear garden, two double bedrooms and a modern fitted family bathroom. Further benefits include a lower ground storage area and a share of the freehold. An internal viewing is highly recommended!

## COUNCIL TAX:

Band C - £1511.99 per annum

## AT A GLANCE

- Ground Floor maisonette
- Open plan living/kitchen
- Two double bedrooms
- Modern fitted bathroom
- Lower ground storage area
- Private rear garden
- Share of freehold







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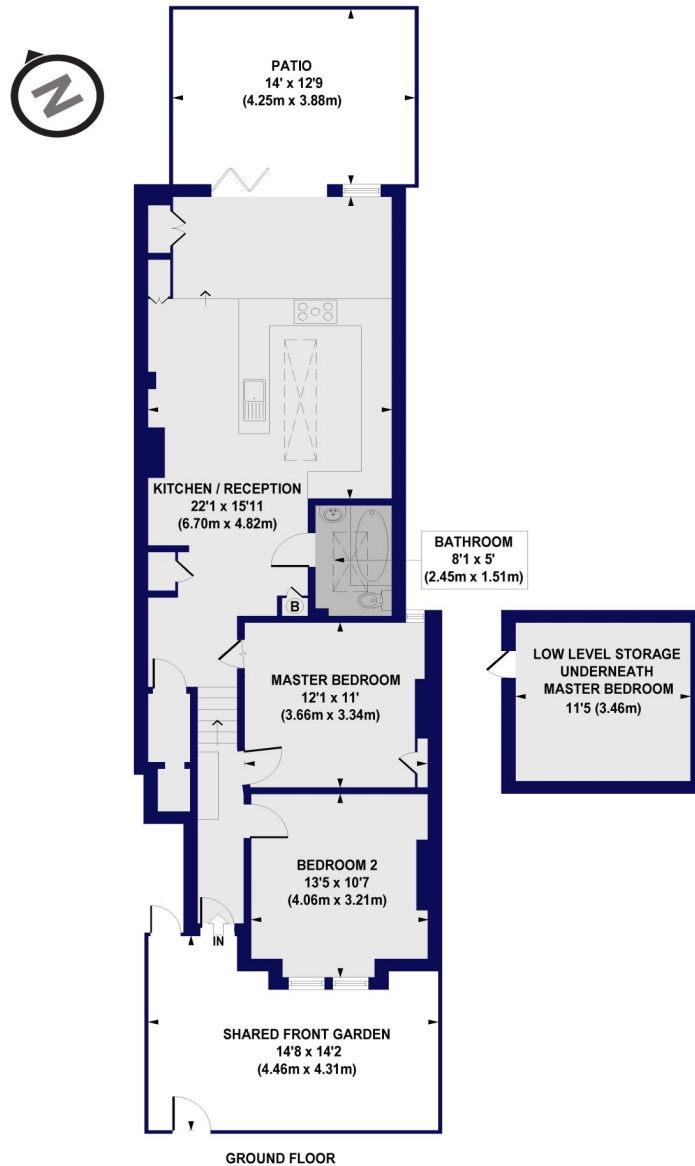
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**Gruneisen Road, N3**  
**Approx. Gross Internal Floor Area 868 sq. ft / 80.62 sq. m**  
**(Excluding Low Level Storage)**



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>75</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	