



**DOLLIS ROAD, FINCHLEY, LONDON, N3**  
**£425,000 SHARE OF FREEHOLD**

**A WELL-PRESENTED TWO BEDROOM FIRST  
FLOOR FLAT IDEALLY LOCATED FOR  
TRANSPORT & AMENITIES**

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



### DESCRIPTION:

A well-presented two bedroom first floor flat situated within walking distance to Finchley Central Tube Station, bus links and shopping amenities. The property comprises two bedrooms, modern bathroom, good-size reception, separate fully fitted kitchen, storage, double glazed windows and gas central heating. Offered on a chain free basis, this would be an ideal purchase for a First Time Buyer or Buy-To-Let Investor. An internal viewing is highly recommended!

### COUNCIL TAX:

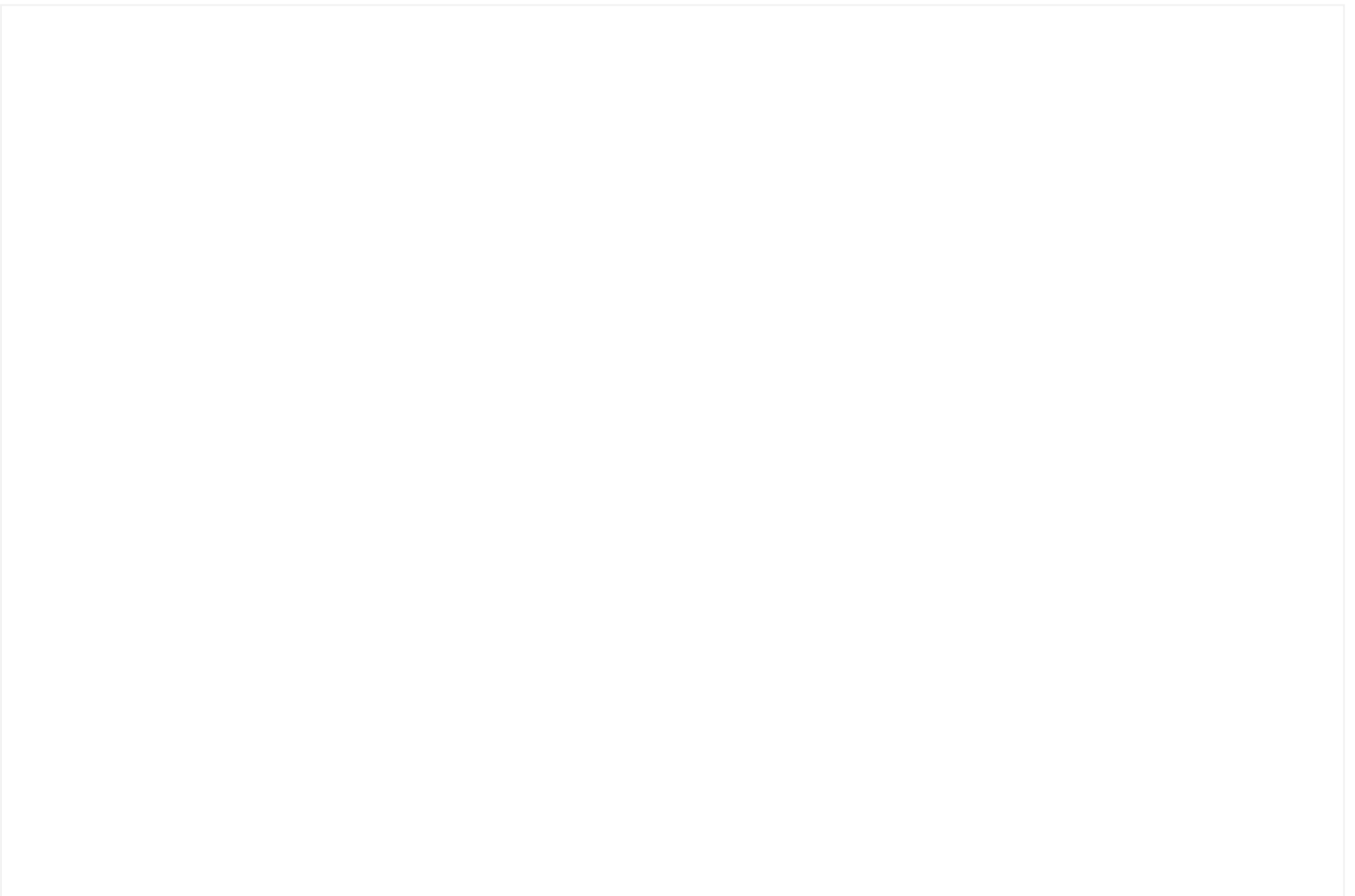
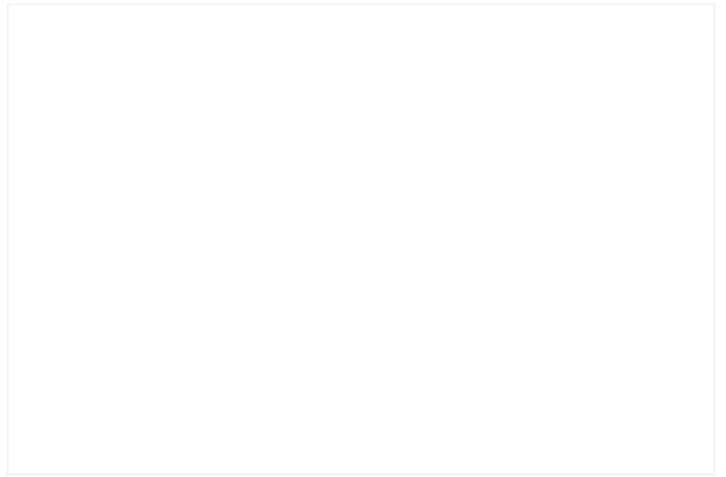
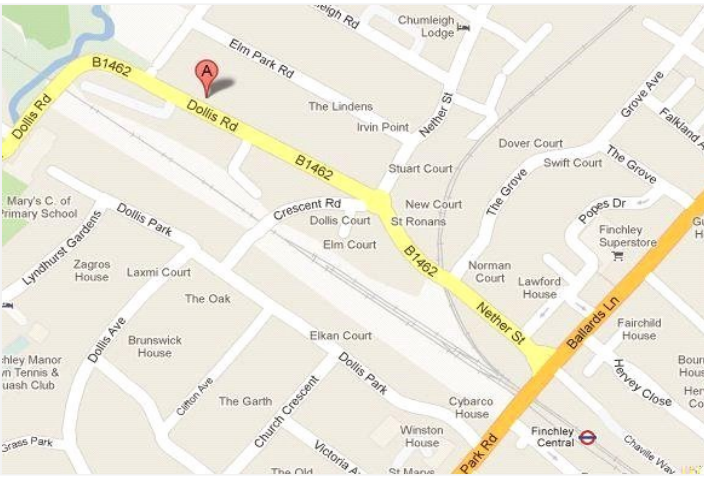
Band C - £1511.99 per annum

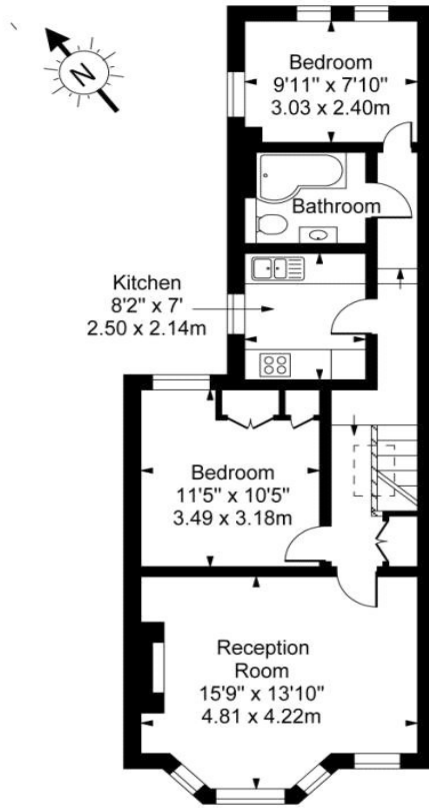
### AT A GLANCE

- Set in a period style building
- First Floor
- Two bedrooms
- Modern kitchen & bathroom
- Double glazed
- Close to Finchley Central underground & amenities
- Offered chain free









First Floor

Approx. Gross Internal Area 623 Sq Ft - 57.93 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.pmsupply.co.uk](http://www.pmsupply.co.uk) Ref: No.13524

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		70	78
EU Directive 2002/91/EC			