



**BROWNLOW ROAD, FINCHLEY, LONDON, N3
OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD**

A FULLY REFURBISHED TWO BEDROOM LOWER GROUND FLOOR GARDEN FLAT

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DESCRIPTION:

A unique opportunity to acquire this Brand-New lower ground floor flat which has been fully refurbished to a high standard. Ideally located for Ballards Lane amenities, Victoria Park, excellent bus services and both Finchley Central and West Finchley underground stations, the property comprises two double bedrooms, fully fitted bathroom and an open plan living/dining/kitchen with doors leading out to a private South facing rear garden. Further benefits include, a share of the freehold with no service charges and offered on a chain free basis.

COUNCIL TAX:

Band C

AT A GLANCE

- FULLY REFURBISHED THROUGHOUT
- LOWER GROUND FLOOR
- TWO DOUBLE BEDROOMS
- PRIVATE SOUTH FACING REAR GARDEN
- OPEN PLAN LIVING
- SHARE OF FREEHOLD
- CHAIN FREE





Brownlow Road, N3

Approx. Gross Internal Floor Area 647 sq. ft / 60.15 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+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			