



LONG LANE, LONDON, N3
£625,000 LEASEHOLD

A THREE DOUBLE BEDROOM TWO BATHROOM GROUND FLOOR GARDEN FLAT

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DESCRIPTION:

A Must See!!

A three double bedroom, two bathroom ground floor garden conversion flat. Situated within walking distance to Finchley Central underground, Victoria Park, Outstanding Ofsted Rated schools and local amenities. This lovely property comprises of three double bedrooms, two bathrooms (one en-suite), large separate fully fitted eat-in kitchen, good size living room, and private South facing garden. Further benefits include a long lease and allocated parking.

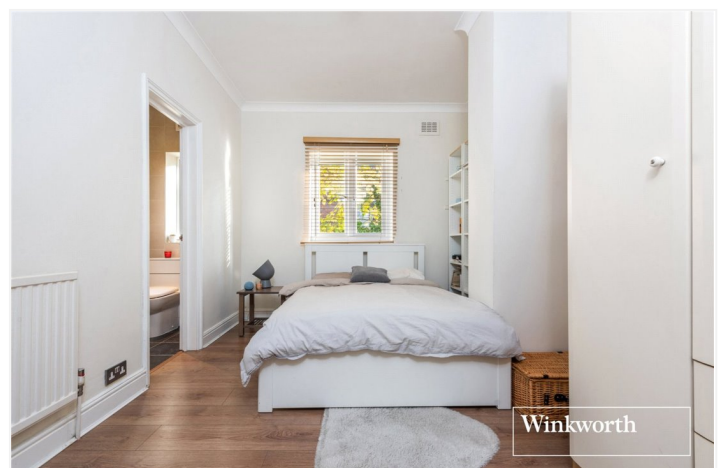
TENURE:

Leasehold: 166 years
Service Charge: £1685.00 Incl. repairs/cleaning of common parts/ Build. Ins/ Management/Acc.Fees/Window cleaning

COUNCIL TAX: Band D

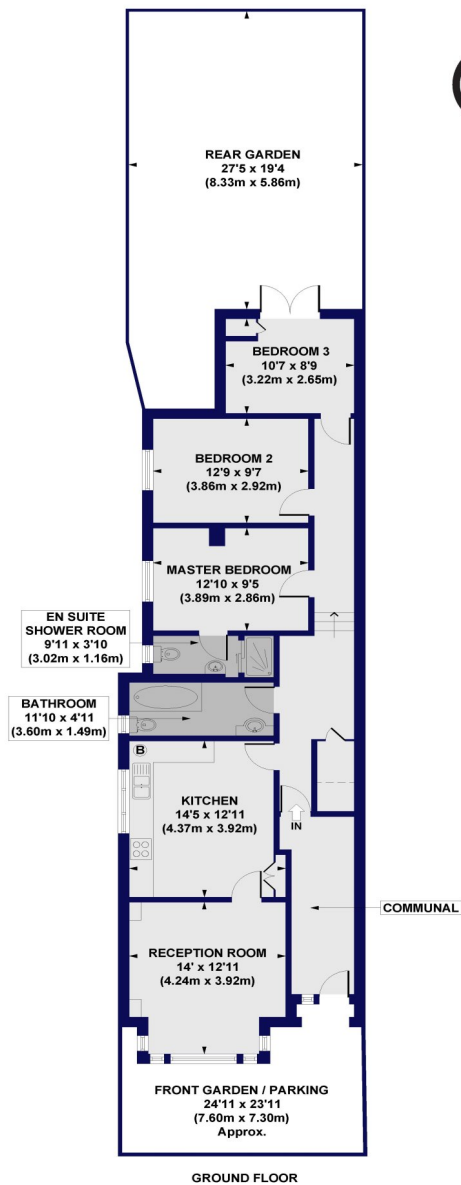
AT A GLANCE

- Ground floor garden flat
- Three double bedrooms
- Two bathrooms (one en suite)
- Allocated parking
- Long Lease
- Ideally located





Long Lane, N3
Approx. Gross Internal Floor Area 987 sq. ft / 91.68 sq. m
(Excluding Communal Area)



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	