



HUNTLY DRIVE, LONDON, N3  
**£399,950 LEASEHOLD**

**A WELL-PRESENTED, FIRST FLOOR,  
MAISONETTE, SET IN WEST FINCHLEY.**

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## DESCRIPTION:

A well-presented, first floor, maisonette, set in a quiet cul-de-sac within close proximity of West Finchley underground, local amenities and schools such as Moss Hall Primary. The property comprises two double bedrooms, spacious reception room, separate modern fitted kitchen, bathroom and access to a loft with storage. Further benefits include access to a private section of garden, parking, gas central heating and double glazed windows.

The property is being offered with a long lease, very low maintenance charges and on a chain free basis.

An internal viewing is highly recommended.

## AT A GLANCE

- First floor maisonette
- Spacious Reception room
- Two double bedrooms
- Fitted kitchen & bathroom
- Private section of garden
- Loft storage
- Parking
- Chain free

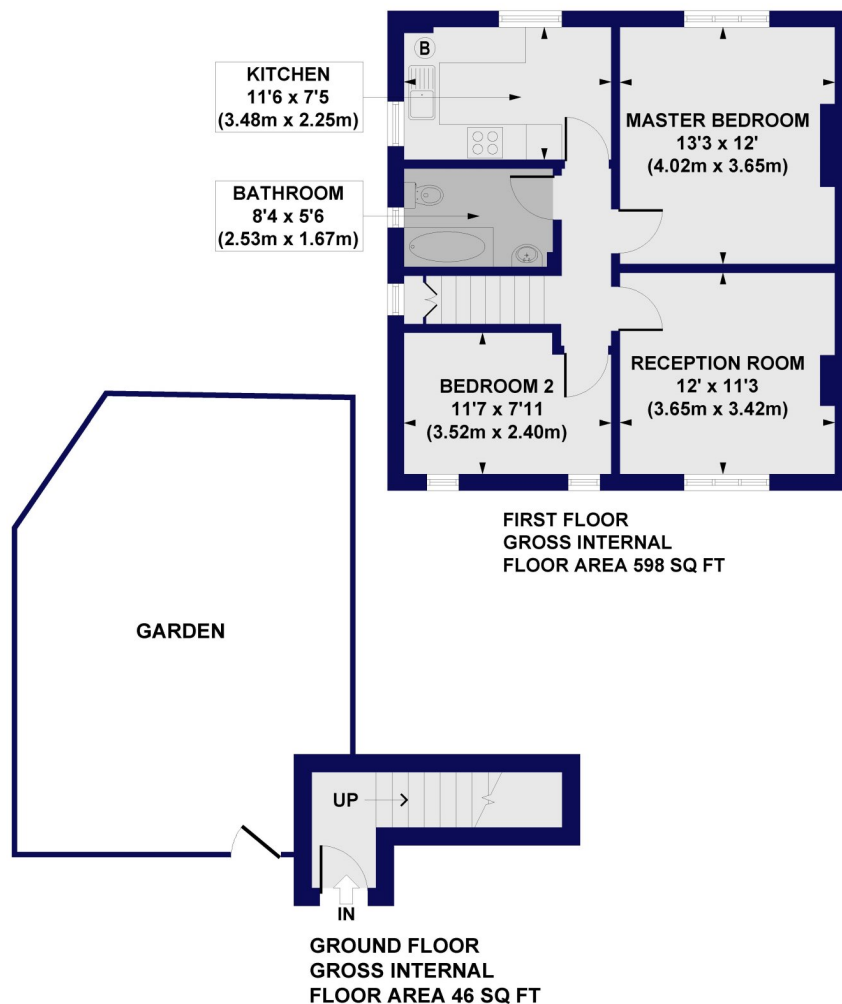








**Western Court, Huntly Drive, N3**  
**Approx. Gross Internal Floor Area 644 sq. ft / 59.85 sq. m**



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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 158 year and 2 months

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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