



LICHFIELD GROVE, LONDON, N3
£445,000 LEASEHOLD

**A FIRST FLOOR PERIOD STYLE TWO BEDROOM
 MAISONETTE WITH OFF STREET PARKING**

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DESCRIPTION:

A first floor period style maisonette situated in the heart of Finchley Central, ideally located for its Northern Line underground station, numerous supermarkets, restaurants and recreational parkland. The property is presented in good decorative order and comprises spacious reception room, two double bedrooms, fitted kitchen and bathroom, off street parking and a long lease. An internal viewing is highly recommended!

TENURE:

Leasehold : 177 years

COUNCIL TAX:

Band D : £1545.41 per annum

AT A GLANCE

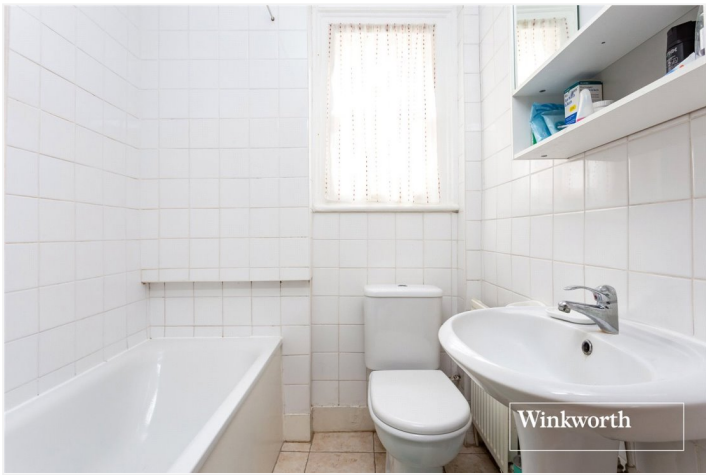
- First floor maisonette
- Two bedrooms
- Spacious reception room
- Off Street Parking
- Long lease
- Ideal for First Time Buyer/BTL Investor
- Walking distance to Finchley Central Underground



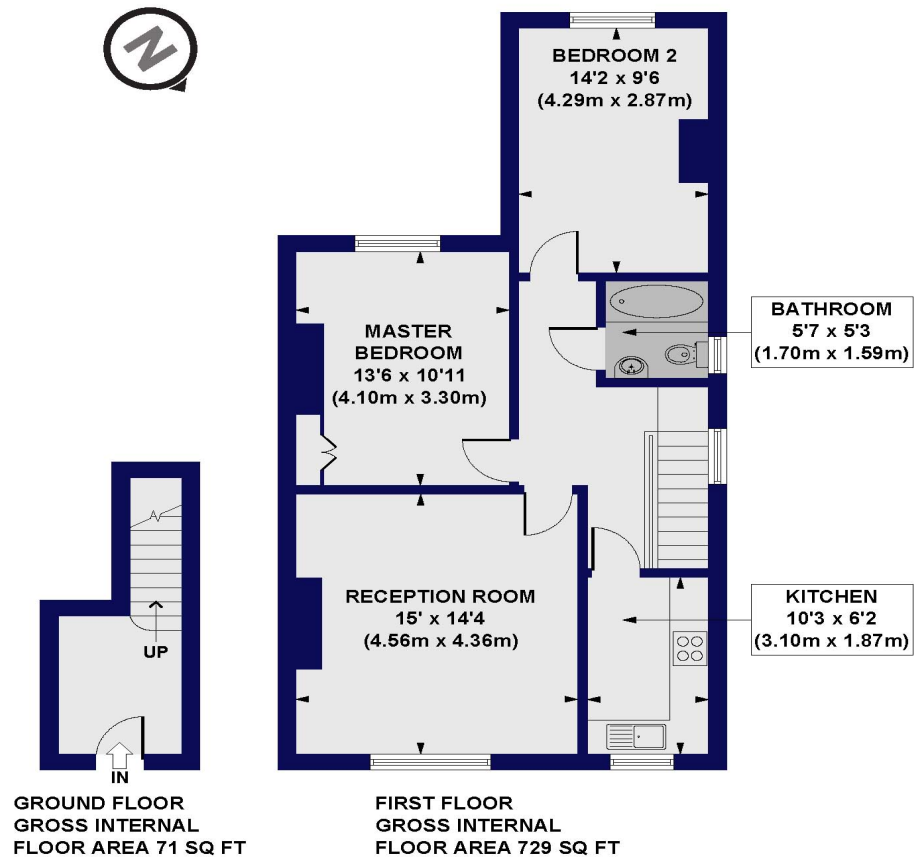
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Lichfield Grove, N3
Approx. Gross Internal Floor Area 800 sq. ft / 74.30 sq. m



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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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	