

**NETHER STREET, LONDON, N3**  
**£600,000 SHARE OF FREEHOLD**

## **A WELL-PRESENTED PERIOD STYLE TWO BEDROOM GROUND FLOOR GARDEN FLAT**

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## DESCRIPTION:

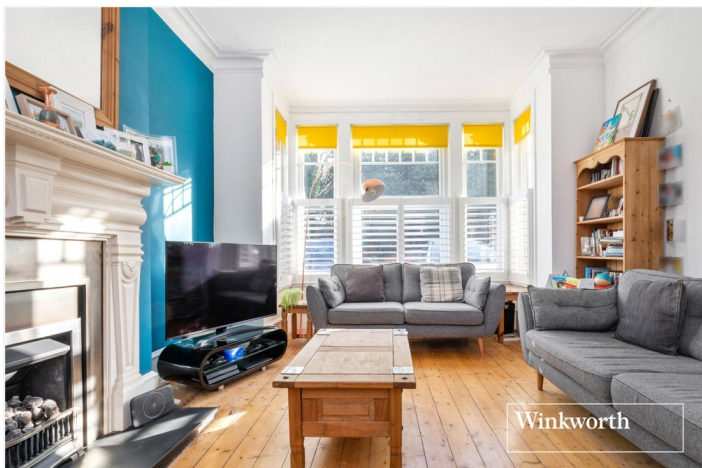
We are pleased to offer this beautifully presented spacious ground floor conversion flat set in a period style property, ideally located for local amenities, recreational parkland and transport links, such as Finchley Central underground station. The property comprises of spacious reception room, two double bedrooms, fitted kitchen/breakfast room, fitted bathroom, private rear garden and parking. The property has the added benefit of being sold with a share of the freehold and is certainly a MUST SEE!

## COUNCIL TAX:

Band D

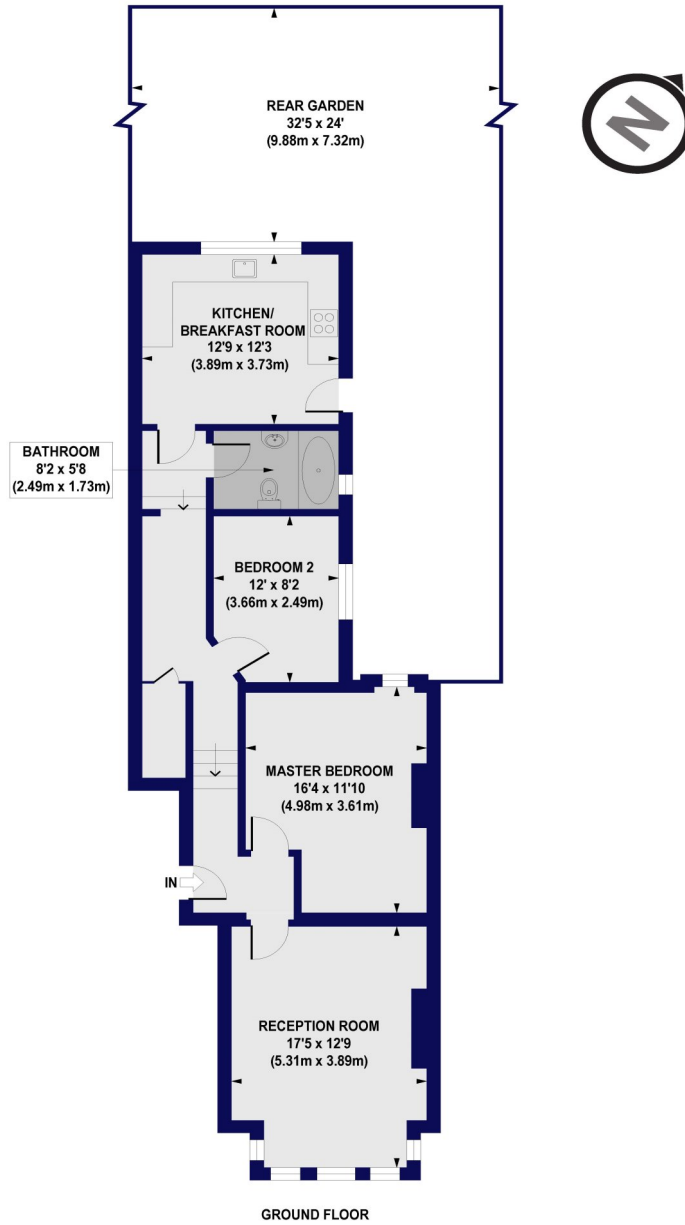
## AT A GLANCE

- Ground floor flat
- Period features
- Spacious reception room
- Eat-in kitchen
- Two bedrooms
- Private section of garden
- Parking
- Share of freehold





**Nether Street, N3**  
**Approx. Gross Internal Floor Area 894 sq. ft / 83.10 sq. m**



**GROUND FLOOR**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>66</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		EU Directive 2002/91/EC	