



**FINCHLEY PARK, NORTH FINCHLEY, LONDON, N12
£375,000 LEASEHOLD**

**A FULLY RENOVATED ONE BEDROOM GROUND
FLOOR MAISONETTE WITH PRIVATE GARDEN**

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DESCRIPTION:

Set in a quiet residential turning with easy access to North Finchley High Road amenities, transport links, such as Woodside Park underground and bus routes, we are pleased to offer this fully refurbished one bedroom ground floor maisonette with private rear garden. The property comprises reception room, double bedroom, brand new fully integrated kitchen and bathroom. would ideally suit a First Time Buyer or Buy-To-Let Investor. Offered on a chain free basis. An internal viewing is highly recommended!

TENURE:

Leasehold : 101 years 10 months
Service Charge : £300.00 per annum
Ground Rent: : £40.00 per annum

COUNCIL TAX:

Band D : £1700.99 per annum

AT A GLANCE

- Purpose built maisonette
- Ground floor
- Fully refurbished throughout
- Brand new kitchen & bathroom
- Private rear garden
- Offered chain free
- Ideally located





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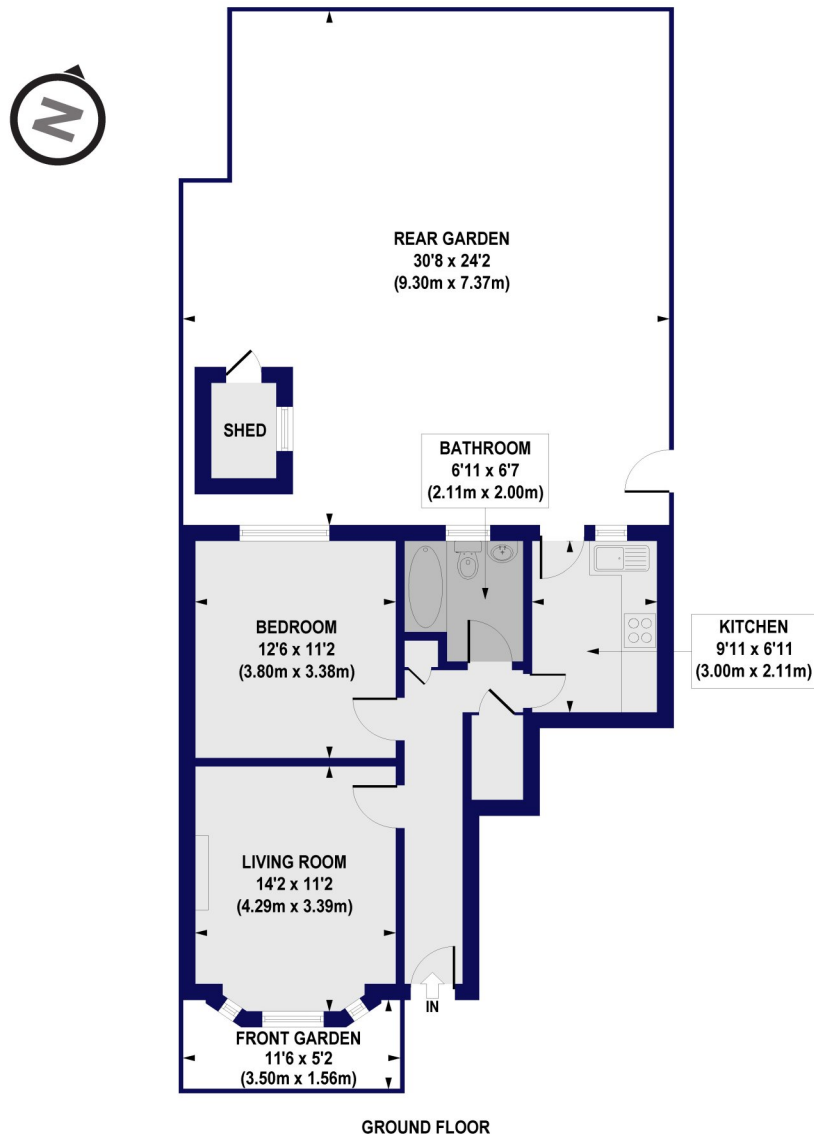


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Laurel Bank, Finchley Park, N12
Approx. Gross Internal Floor Area 511 sq. ft / 47.44 sq. m



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		69	77
EU Directive 2002/91/EC			