



**FINCHLEY PARK, LONDON, N12  
OFFERS OVER £450,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE  
BEDROOM DUPLEX FLAT WITH OWN SECTION  
OF GARDEN**

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**DESCRIPTION:**

Set in a quiet residential turning within easy access to North Finchley High Road and transport links, we are pleased to offer this recently refurbished spacious two bedroom duplex flat. To the first floor there are two double bedrooms and the second floor comprises of an open plan living/dining/ kitchen area and bathroom. Further benefits include a spacious and beautifully presented private section of the rear garden, an allocated parking space and a long lease. To truly appreciate this lovely property an internal viewing is highly recommended!

**TENURE:** Leasehold – 149 years

**COUNCIL TAX:** Band D

**AT A GLANCE**

- Set in a quiet residential turning
- First & second floor duplex
- Recently refurbished
- Two double bedrooms
- Open plan living
- Own section of large rear garden
- Allocated parking space
- Long lease

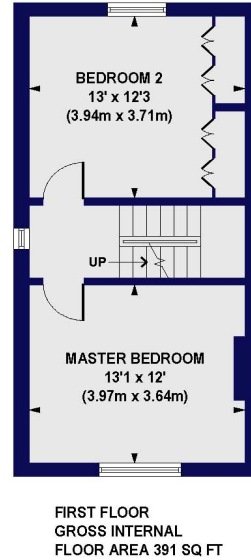
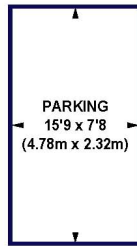
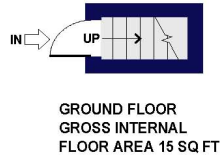
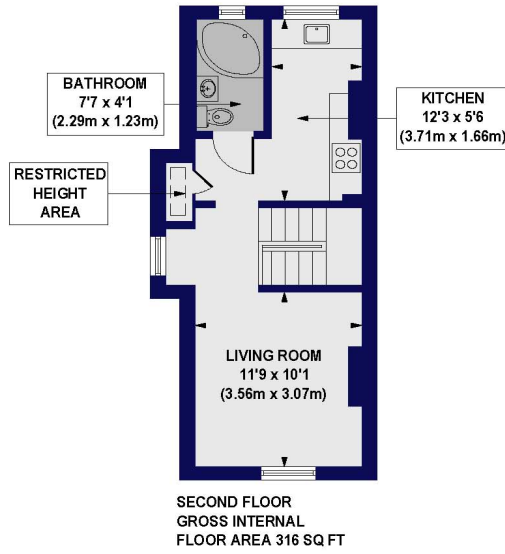
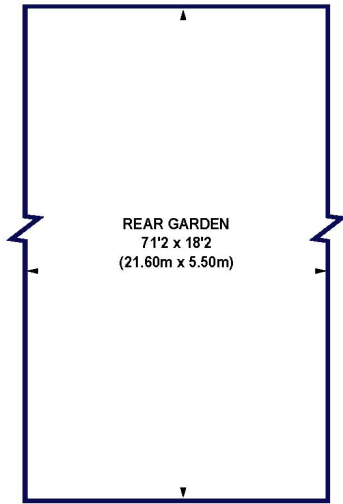




# Finchley Park, N12

Approx. Gross Internal Floor Area 722 sq. ft / 67.05 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 714 sq. ft / 66.32 sq. m (Excluding Restricted Height 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	