



CREIGHTON AVENUE, EAST FINCHLEY, LONDON, N2
£600,000 LEASEHOLD

A UNIQUE TWO/THREE BEDROOM
MAISONETTE SET IN A PRIME N2 LOCATION

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DESCRIPTION:

A unique opportunity to acquire this spacious ground floor duplex maisonette, located off East Finchley High Road, close to Coldfall Wood, Fortismere School and ease of access to Muswell Hill Broadway with its excellent shops, restaurants and leisure facilities, with Alexandra Palace being only a short distance away. The upper floor (ground floor street level) comprises spacious reception room, fully fitted kitchen, two/three bedrooms (1 currently being used as a dining room), bathroom and separate wc, with the potential (Subject to any necessary Consents) to re-purpose the additional garage level accommodation (currently comprising 2 rooms and large garage). Further benefits include private rear balcony, parking area and communal gardens at rear, a long lease and being sold chain free. The flat has a total area of 1592 sq.ft and has been reasonably maintained but requires updating. A viewing highly recommended!

TENURE:

Leasehold – 162 years

Service Charge:

£195.00 per annum incl. garden maintenance

COUNCIL TAX:

Band E - £2078.98 per annum

AT A GLANCE

- Set in a prime location
- Two/Three bedroom maisonette
- Spacious reception room
- Private Balcony
- Full height basement
- Garage
- Potential (stpp & consent)
- Long Lease
- Chain Free

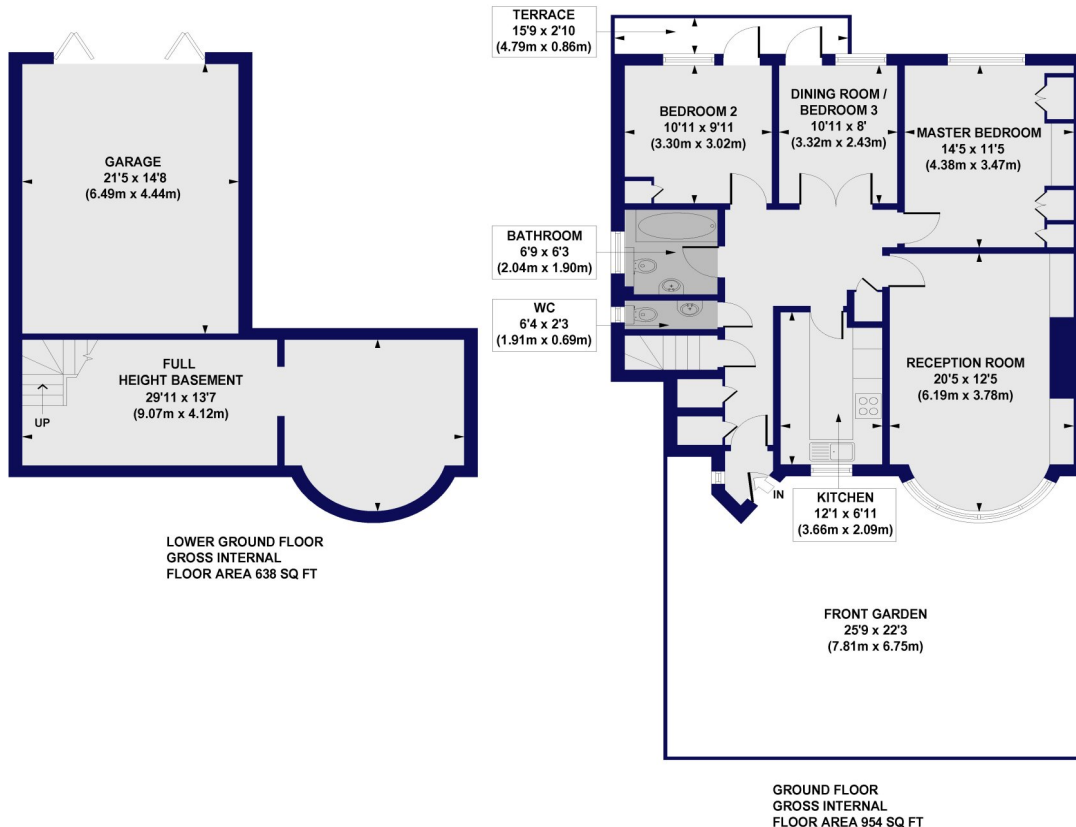




The Mount, Creighton Avenue, N2

Approx. Gross Internal Floor Area 1592 sq. ft / 147.92 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1282 sq. ft / 119.14 sq. m (Excluding Garage)



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

