



Winkworth



Winkworth



Winkworth

**BROWNSWELL ROAD, EAST FINCHLEY, LONDON, N2**  
**£400,000 LEASEHOLD**

## **A WELL-PRESENTED TWO DOUBLE BEDROOM DUPLEX MAISONETTE SET IN AN IDEAL N2 LOCATION**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...

*winkworth.co.uk*



### DESCRIPTION:

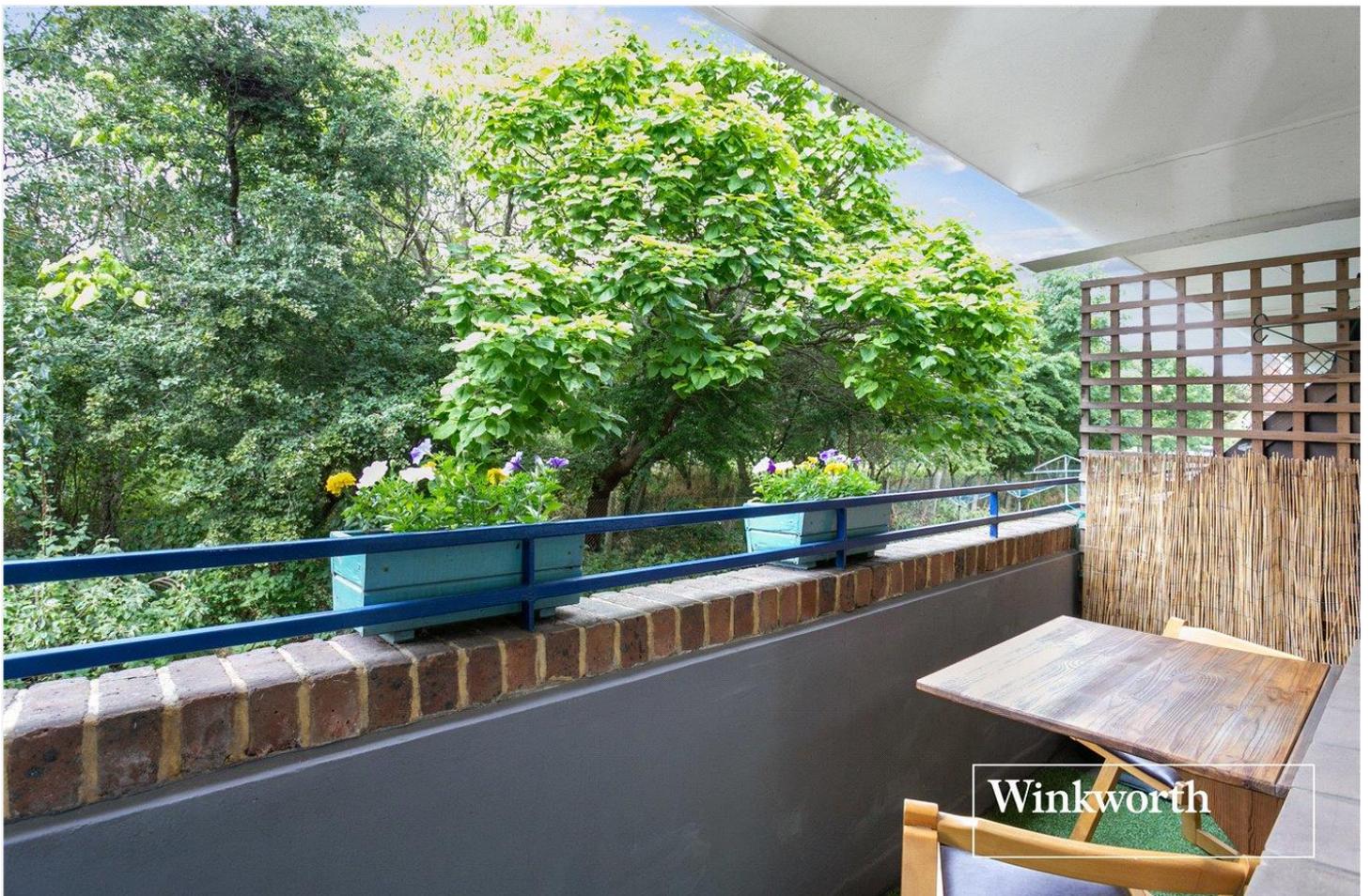
We are pleased to offer this well-presented, two double bedroom maisonette, ideally located for local amenities, transport links and schools. The property is set over two floors and the ground floor comprises of a modern kitchen and spacious reception room. To the first floor there is a bathroom and two double bedrooms, with access to a private terrace off the second bedroom. Further benefits include access to communal gardens.

Would ideally suit a First Time Buyer or Buy-To-Let Investor!

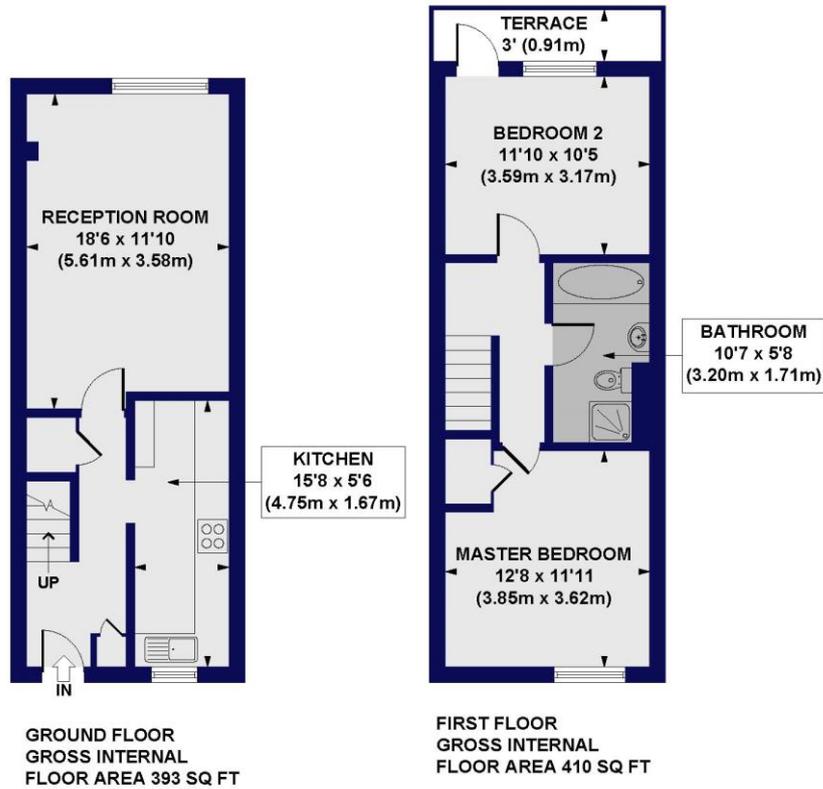
### AT A GLANCE

- Set in a prime location in the N2 location
- Duplex Maisonette
- Modern kitchen and bathroom
- Two double bedrooms
- Access to private terrace
- Spacious reception room





**Brownsell Road, N2**  
**Approx. Gross Internal Floor Area 803 sq. ft / 74.63 sq. m**



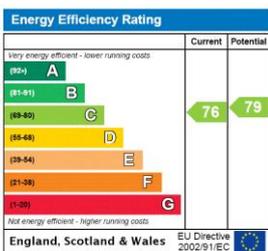
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold  
**Term:** 173 years left  
**Service Charge:** £1,017 per year  
**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



**for every step...**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

*winkworth.co.uk*

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.