



GATEWAY HOUSE, FINCHLEY, LONDON, N3
£385,000 LEASEHOLD

**A ONE BEDROOM, FIRST FLOOR, PURPOSE
 BUILT APARTMENT - SET IN A MODERN
 DEVELOPMENT.**

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

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DESCRIPTION:

A one bedroom, first floor apartment, set in this outstanding development, designed and specified to provide open-plan living space, with emphasis on style, modernity and the optimal use of space and light. The property is located in the heart of Finchley Central, close to the underground station, as well as the many shopping amenities, cafes, restaurants and recreational parkland, such as Stephens House & Gardens. The property comprises of one bedroom, open plan living/kitchen, private balcony, shower room and lift-in-block. Further benefits include an allocated underground parking space and being offered on a chain free basis. An internal viewing is highly recommended!

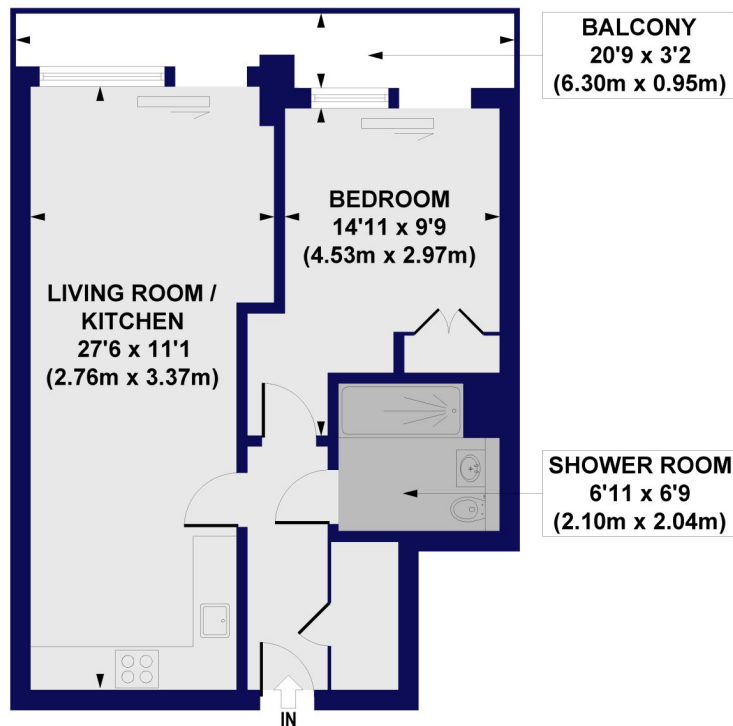
AT A GLANCE

- Prime location for transport & amenities
- Modern development
- Lift-in-block
- Underground allocated parking space
- Private Balcony
- Open plan living
- Offered chain free





Regents Park Road, N3
Approx. Gross Internal Floor Area 539 sq. ft / 50.12 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold

Term: 240 years left

Service Charge: £2165.56 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: D

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.

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