

GRAYWOOD COURT, NORTH FINCHLEY, LONDON, N12
GUIDE PRICE: £285,000 LEASEHOLD

A SPACIOUS ONE BEDROOM GROUND FLOOR GARDEN MAISONETTE

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DESCRIPTION:

We are pleased to offer this one bedroom ground floor garden maisonette, ideally located for local amenities and being a 0.6 mile walk to nearest tube. The property comprises of a spacious reception room, kitchen, shower room and double bedroom. Further benefits include residents' parking. This would be ideal for all types of buyers, whether it be a First Time Buyer (stamp duty free) or Investor. An internal viewing is highly recommended!

TENURE:

Leasehold: 90 years
Service Charge: Approximately £500 per annum
(Including Building Insurance & Ground Rent)

COUNCIL TAX: Band C

AT A GLANCE

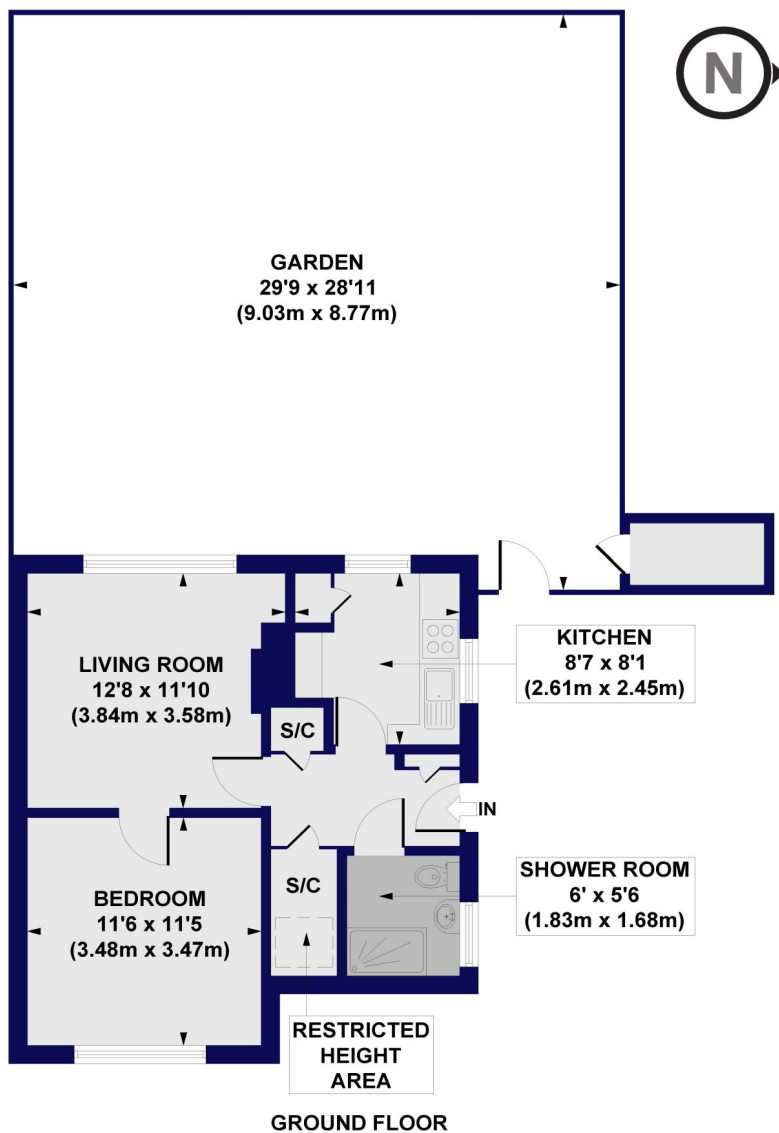
- Ground Floor maisonette
- One bedroom
- Private section of garden
- Spacious Kitchen & Shower room
- Parking
- Offered on a chain free basis
- Offers between £285,000-£290,000
- Stamp duty free for FTB





Graywood Court, N12

Approx. Gross Internal Floor Area 465 sq. ft / 43.23 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 453 sq. ft / 42.10 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	75
(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	