



**DOLLIS ROAD, FINCHLEY, LONDON, N3**  
**£450,000 SHARE OF FREEHOLD**

## **A WELL-PRESENTED TWO BEDROOM GROUND FLOOR PRIVATE GARDEN FLAT**

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





Winkworth

## DESCRIPTION:

A well-presented two bedroom ground floor flat situated within walking distance to Finchley Central Tube Station, bus links, shopping amenities and Dollis Valley Greenwalk. The property comprises two bedrooms, modern bathroom, good-size reception, separate fully fitted kitchen and sole use of private garden with an outbuilding to the rear. Offered on a chain free basis with a share of the freehold, this would be an ideal purchase for a First Time Buyer or Buy-To-Let Investor. An internal viewing is highly recommended!

**COUNCIL TAX:** Band C

## AT A GLANCE

- Set in a period building
- Easy access to local amenities/transport links & Dollis Valley Greenwalk
- Ground floor
- Modern kitchen & bathroom
- Two bedrooms
- Sole use of private garden
- Share of freehold
- Chain free



Winkworth



Winkworth



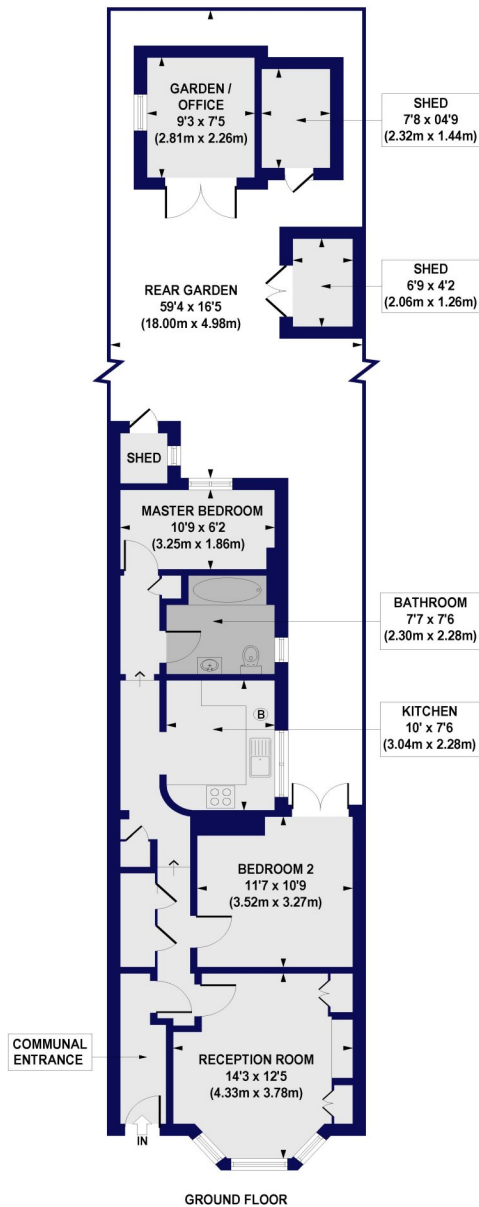




## Dollis Road, N3

Approx. Gross Internal Floor Area 694sq. ft / 64.5 sq. m (Including Garden Office & Excluding Sheds)

Approx. Gross Internal Floor Area 624 sq. ft / 58.00 sq. m (Excluding Garden Office & Sheds)



GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	