



GORDON ROAD, LONDON, N3
£550,000 LEASEHOLD

**A WELL-PRESENTED SPACIOUS DUPLEX MAISONETTE
SET IN A QUIET RESIDENTIAL TURNING**

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DESCRIPTION:

We are pleased to offer this well-presented 1st & 2nd floor duplex maisonette, set within walking distance to Finchley Central transport links, local amenities and being within the catchment area for Outstanding Ofsted Rated Primary Schools, together with an exceptional green outlook over Dollis Valley Green Walk recreational parkland, Gordon Road Allotments and Finchley Golf Club, we are pleased to offer this well-presented first and second floor maisonette. The first floor comprises of a large open plan living/dining/ modern fitted kitchen, two bedrooms and bathroom, with an additional bedroom and en suite to the second floor. Further benefits include off street parking and a long lease. An internal viewing is highly recommended.

COUNCIL TAX: Band D

AT A GLANCE

- Duplex Maisonette
- First & Second floor
- Three bedrooms
- Two modern bathrooms
- Open plan living
- Parking
- Long Lease
- Very good order throughout





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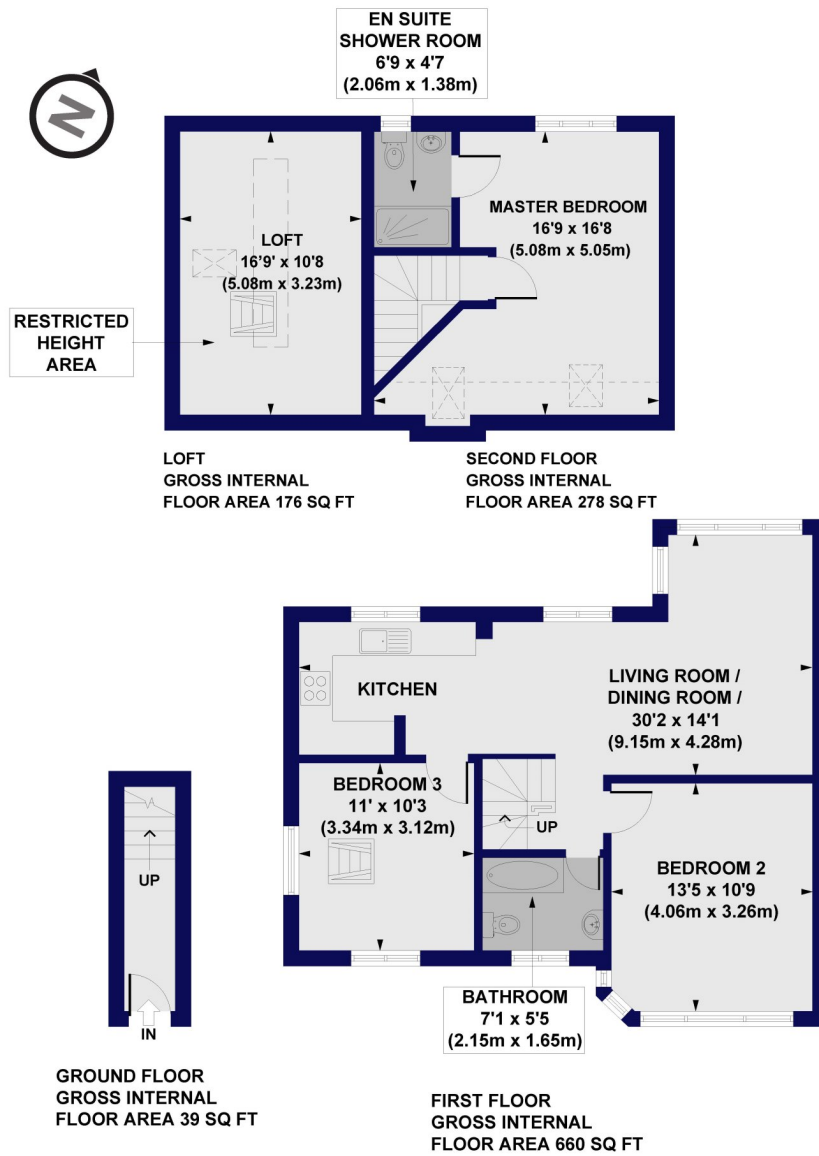


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Approx. Gross Internal Floor Area 1153 sq. ft / 107.11 sq. m (Including Loft & Restricted Height Area)

Approx. Gross Internal Floor Area 944 sq. ft / 87.70 sq. m (Excluding Loft & 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 76 |
| (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 | |