

MOUNTFIELD ROAD, LONDON, N3  
**£294,000 LEASEHOLD**

## A ONE BEDROOM TOP FLOOR CONVERSION FLAT.

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

**Winkworth**

for every step...

*[winkworth.co.uk](http://winkworth.co.uk)*





## DESCRIPTION:

We are pleased to offer this, top floor, one bedroom, conversion flat, conveniently located for Regents Park Road, Ballards Lane and Temple Fortune amenities, transport links and recreational parklands.

The property comprises one double bedroom, en-suite bathroom, and an open plan integrated kitchen/living/dining room.

Would ideally suit a Buy-To-Let Investor or First Time Buyer, and is offered with a long lease and on a chain free basis.

## AT A GLANCE

- Conversion flat
- One bedroom
- Open kitchen/living/dining room
- Close to amenities
- Would suit Investor/FTB
- Long lease
- Offered chain free



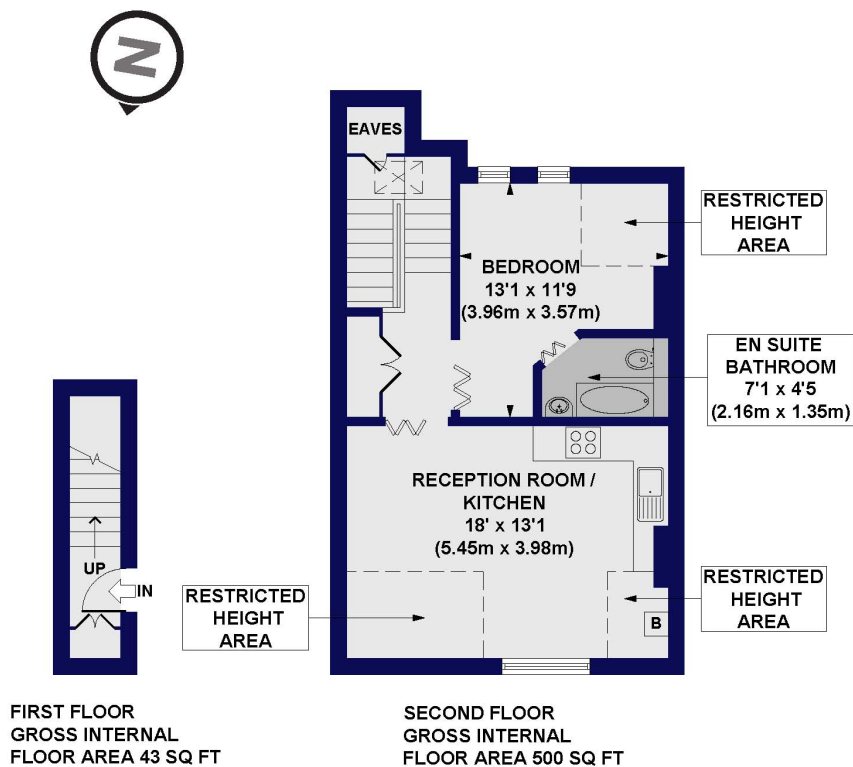




## Monutfield Road, N3

Approx. Gross Internal Floor Area 543 sq. ft / 50.42 sq. m(Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 457 sq. ft / 42.45 sq. m(Excluding Restricted Height Area & Eaves)



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**

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:** 144 year and 9 months

**Council Tax Band:** B

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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      | 64        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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

**Winkworth**

for every step...

[winkworth.co.uk](http://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.