



**ETCHINGHAM PARK ROAD, FINCHLEY, LONDON, N3
£470,000 LEASEHOLD**

**A BRIGHT & SPACIOUS TWO BEDROOM FLAT
SET IN A PERIOD STYLE BUILDING IN A
PRIME LOCATION WITH VIEWS**

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DESCRIPTION:

We are pleased to offer this newly refurbished ground floor conversion flat set in a beautiful double fronted period building, ideally located for Ballards Lane amenities, transport links and directly opposite Victoria Park. The property has been modernised throughout, including new electrics, plumbing and flooring and comprises open plan living/ dining/fully fitted kitchen, modern fitted bathroom and two bedrooms. Further benefits include direct access to a communal garden, allocated parking for one car, a long lease and being offered on a chain free basis. An internal viewing is highly recommended!

COUNCIL TAX:

Band D

AT A GLANCE

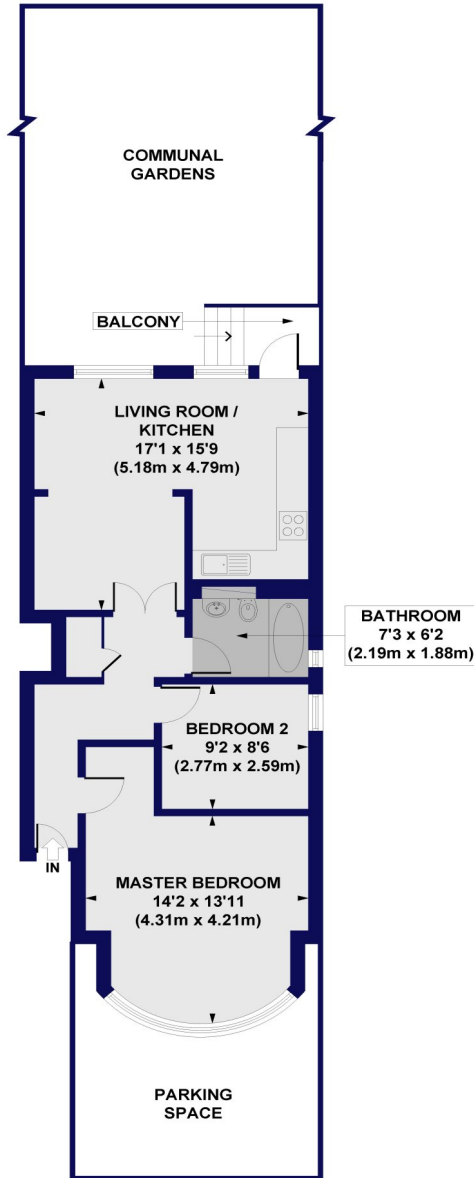
- Set in a period building
- Fully refurbished throughout
- Ground Floor
- Modern fitted kitchen & bathroom
- Two bedrooms
- Direct access to communal garden
- Allocated parking space
- Long Lease & Chain free





Etchingam Park Road, N3

Approx. Gross Internal Floor Area 673 sq. ft / 62.55 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(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	