



NETHER STREET, LONDON, N3  
**£360,000 LEASEHOLD**

**A, WELL PRESENTED, TWO BEDROOM FLAT -  
SET IN A PRIME LOCATION FOR AMENITIES &  
TRANSPORT LINKS.**

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## DESCRIPTION:

A two bedroom, first floor, purpose built flat, situated within a short walk to West Finchley Underground Station, North Finchley & Finchley Central High Road amenities, lovely greenbelt walks along Dollis Brook and catchment for good schools. This bright property is comprised of one double bedroom (with free standing wardrobes), one single bedroom, modern fitted & tiled bathroom, large living room, modern fitted kitchen, residents' parking, double glazed windows, and gas central heating.

An internal viewing is highly recommended.

## AT A GLANCE

- Purpose built block
- First floor
- Located close to amenities & transport links
- Residents parking
- Modern fitted kitchen & bathroom
- Two bedrooms
- Long Lease

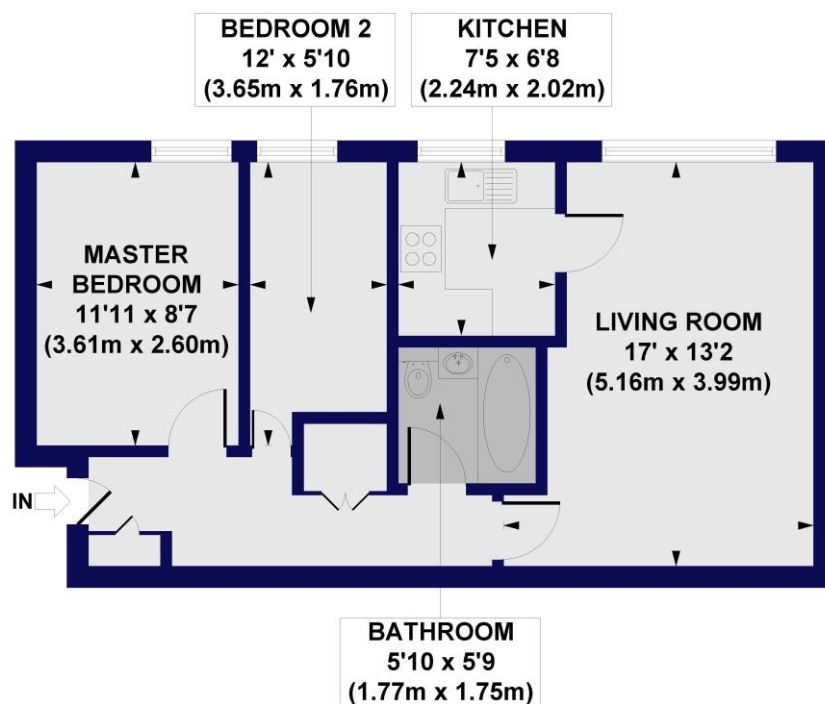








**Chilvins Court, Nether Street, N3**  
 Approx. Gross Internal Floor Area 550 sq. ft / 51.06 sq. m



**FIRST 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**

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:** 145 year and 0 months

**Service Charge:** £1331.81 per annum

**Ground Rent:** £ 20 Annually (subject to increase)

**Council Tax Band:** D

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		