



Winkworth

Station Road, Finchley, London, N3

£279,950 *Leasehold*



KEY FEATURES

- Period style dwelling
- Top floor conversion flat
- Open plan kitchen/living
- Double bedroom
- Bathroom
- Residents' parking
- Long lease
- Offered chain free

We are pleased to offer for sale this, one bedroom, top floor conversion flat, ideally located for Finchley Central underground station and all the shopping facilities, on both Ballards Lane and Regents Park Road. The property is comprised of an open plan kitchen/living/dining room, one bedroom and a bathroom. Further benefits include residents' parking, section of garden, over 100 year lease, and being offered on a chain free basis. Would ideally suit a First Time Buyer or Buy-To-Let Investor!



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020 8349 3388 | finchley@winkworth.co.uk

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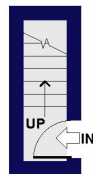
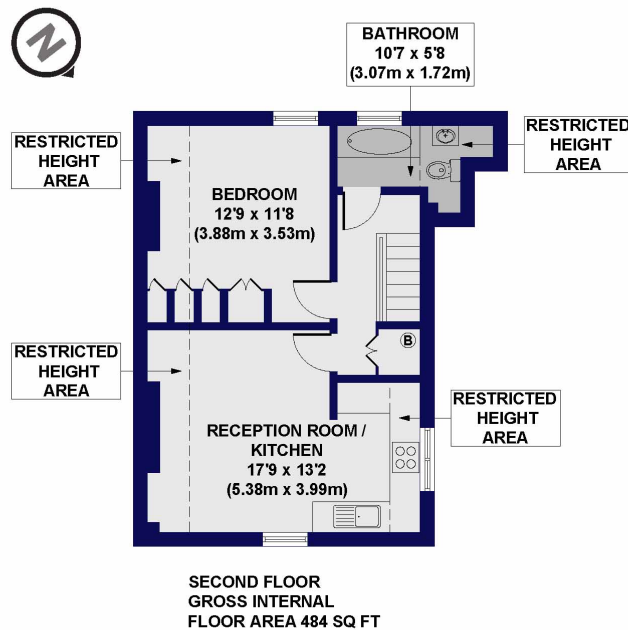
MATERIAL INFO

Tenure: Leasehold
Term: 104 year and 0 months
Service Charge: £0 per annum – self managed
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: D

Station Road, N3

Approx. Gross Internal Floor Area 399 sq. ft / 37.04 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 510 sq. ft / 47.36 sq. m (Excluding 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		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN220493>

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.

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