

GROSVENOR ROAD, FINCHLEY, LONDON, N3  
**OFFERS IN EXCESS OF £650,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED, TWO BEDROOM,  
 GROUND FLOOR CONVERSION FLAT, WITH A  
 WONDERFUL GARDEN ROOM.**

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## DESCRIPTION:

We are pleased to offer this beautifully presented and spacious ground floor conversion, set in a wonderful period style building, and ideally located for local amenities, parks, transport links and schools. The property is comprised of a reception room, an eat-in kitchen, two bedrooms, bathroom, private front & rear gardens and a wonderful outbuilding to the rear of the garden, which would make an ideal home office, gym or play room. Further benefits include a Share of the Freehold.

An internal viewing is highly recommended.

## AT A GLANCE

- Period conversion
- Ground floor
- Two bedrooms
- Large eat-in kitchen
- Private rear garden
- Outbuilding
- Share of freehold



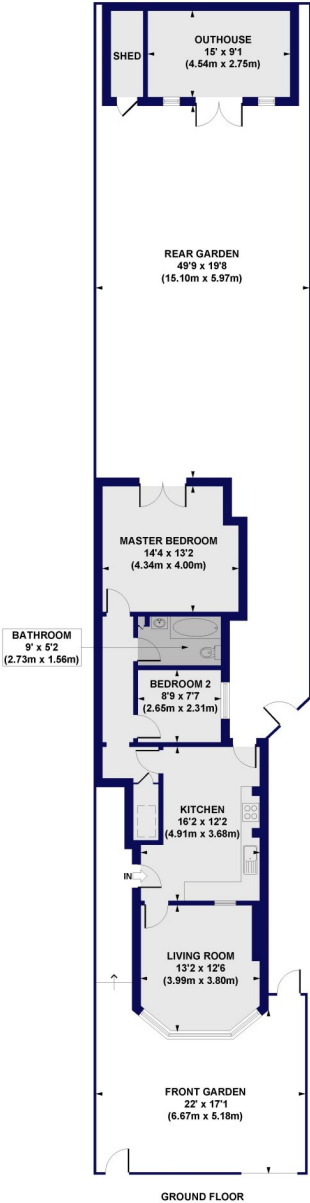






# Grosvenor Road, N3

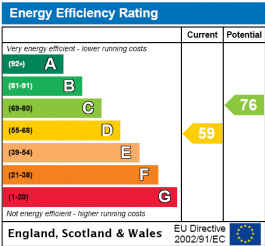
Approx. Gross Internal Floor Area 906 sq. ft / 84.14 sq. m (Including Outhouse & Shed)  
Approx. Gross Internal Floor Area 736 sq. ft / 68.41 sq. m (Excluding Outhouse & Shed)



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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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:** Share of Freehold

**Council Tax Band:** C

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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