

GRANVILLE ROAD, NORTH FINCHLEY, LONDON, N12
£475,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE WITH OWN SECTION OF GARDEN & PARKING SPACE

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DESCRIPTION:

We are pleased to offer this well presented and recently refurbished spacious two bedroom first floor garden maisonette, ideally located for local amenities, schools and being a 0.6 mile walk to nearest tube. The property comprises two bedrooms, spacious reception room, modern fitted kitchen, modern fitted bathroom and off street parking space. Would be ideal for all types of buyers, whether it be a First Time Buyer or Investor. An internal viewing is highly recommended!

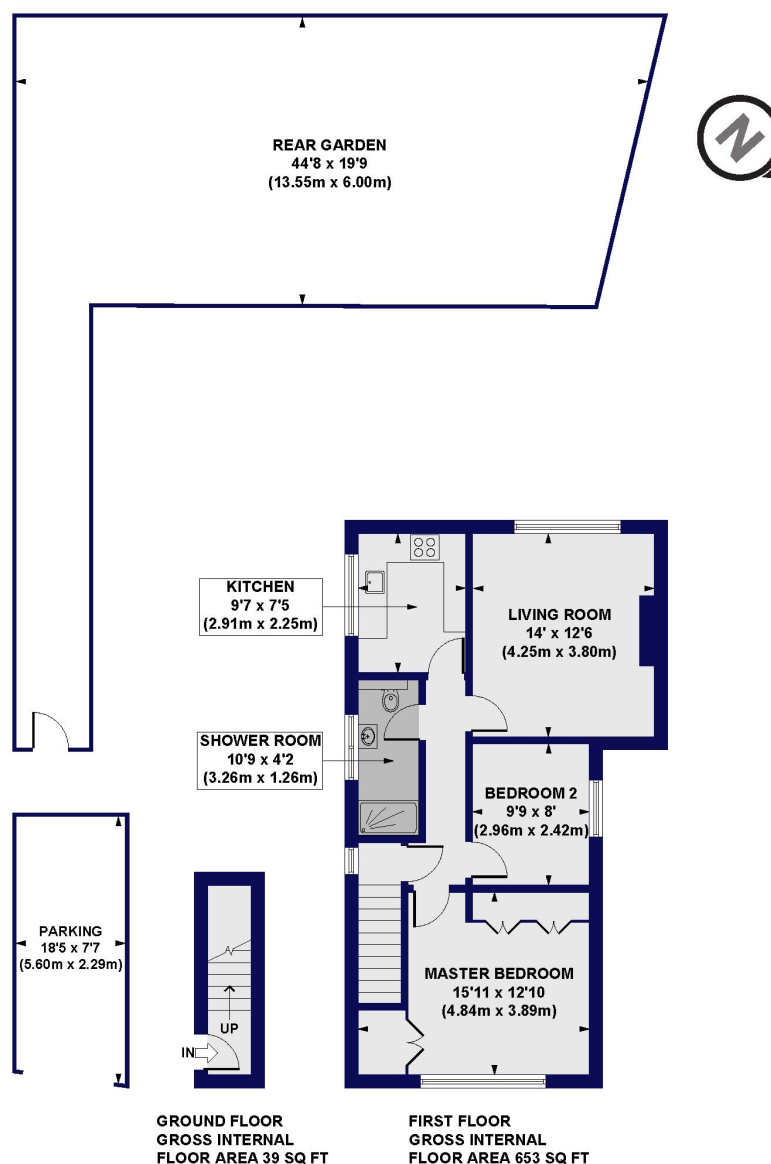
AT A GLANCE

- First floor maisonette
- Refurbished throughout
- Spacious reception room
- Modern kitchen & shower room
- Two bedrooms
- Parking space
- Section of garden
- Long lease





Granville Road, N12
Approx. Gross Internal Floor Area 692 sq. ft / 64.25 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 119 year and 3 months

Ground Rent: £ 250 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.

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