



LICHFIELD GROVE, LONDON, N3
£450,000 SHARE OF FREEHOLD

**A WELL-PRESENTED, GROUND FLOOR, TWO
 BEDROOM FLAT - IDEALLY LOCATED FOR
 TRANSPORT LINKS & AMENITIES**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

We are pleased to offer this well-presented, two bedroom, ground floor, garden flat - set in a prime location, within walking distance of amenities, Finchley Central underground and local schools. The property comprises a living/dining room, two bedrooms, fitted kitchen and tiled bathroom. Further benefits include own section of rear garden, and a share of the freehold. This would be an ideal property for a first-time buyer or buy-to-let investor. Offered on a chain free basis.

AT A GLANCE

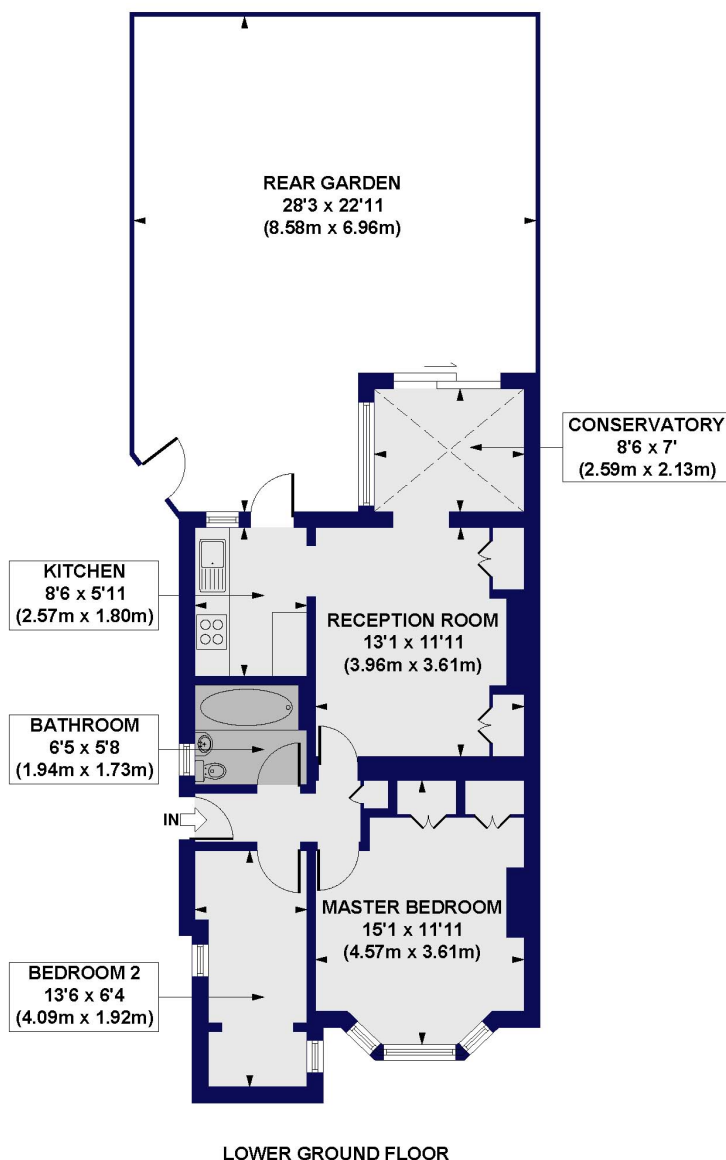
- Ground floor conversion flat
- Own section of rear garden
- Two bedrooms
- Living/dining room
- Fitted kitchen & bathroom
- Share of freehold
- Chain free





Lichfield Grove, N3

Approx. Gross Internal Floor Area 613 sq. ft / 56.97 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	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 114 years left

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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