



THE GROVE, LONDON, N3  
**£525,000 LEASEHOLD**

**A SPLENDID GROUND FLOOR APARTMENT,  
 LOCATED CLOSE TO THE HEART OF FINCHLEY  
 CENTRAL WITH IT'S EXCELLENT TRANSPORT**

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## DESCRIPTION:

The internal space consists of two double bedrooms; two bathrooms including an en-suite shower room to the main bedroom; spacious and bright open-plan reception/kitchen that open onto a large communal patio area that is shared with only one other flat. The flat also benefits from a secure underground parking space and a private storage cage.

The Grove is located just off Ballards Lane so ideally placed for access to excellent transport links, (Finchley Central Underground and buses), as well as a wide array of shops, restaurants, cafes and bars.

## AT A GLANCE

- Ground floor apartment
- Two double bedrooms
- Two bathrooms
- Bright open plan living space
- Underground parking space
- Communal patio area







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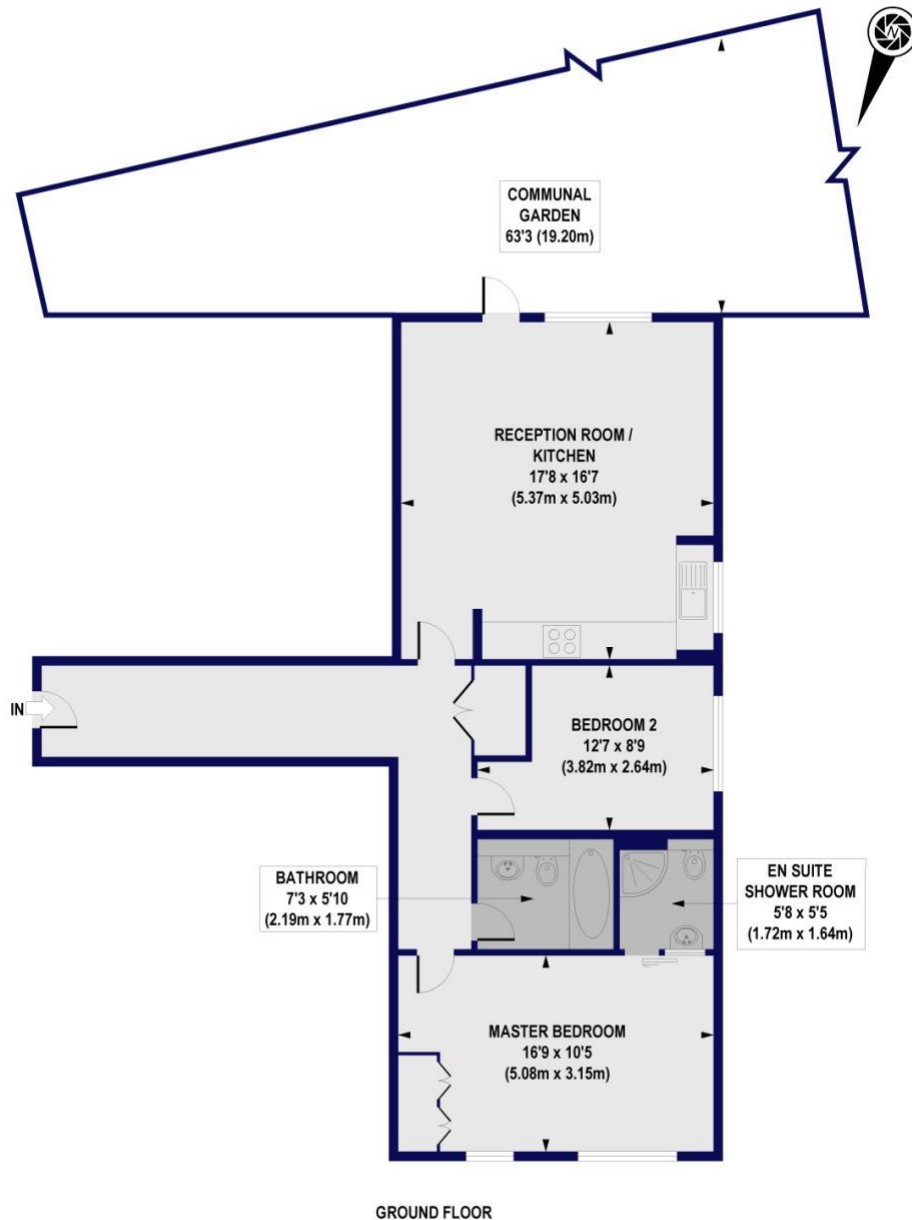


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# The Grove, N3

Approx. Gross Internal Floor Area 816 sq. ft / 75.84 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.

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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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 107 year and 3 months

**Service Charge:** £3345 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** E

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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