



## Mountfield Road, London, N3

£295,000 *Leasehold*

We are pleased to offer this, top floor, one bedroom, conversion flat, conveniently located for Regents Park Road, Ballards Lane and Temple Fortune amenities, transport links and recreational parklands.



### KEY FEATURES

- Conversion flat
- One bedroom
- Open kitchen/living/dining room
- Close to amenities
- Would suit Investor/FTB
- Long lease
- Offered chain free



Finchley

020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...



The property is comprised of one double bedroom, en suite bathroom, open plan integrated kitchen/living/dining room. Would ideally suit a Buy-To-Let Investor or First Time Buyer, and is offered with a long lease and on a chain free basis.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 144 year and 0 months

**Council Tax Band:** B

**EPC rating:** D

## Monutfield Road, N3

Approx. Gross Internal Floor Area 543 sq. ft / 50.42 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 457 sq. ft / 42.45 sq. m (Excluding Restricted Height Area & Eaves)



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.

**Winkworth**

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



<https://www.winkworth.co.uk/sale/property/FIN250128>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-1) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Finchley**

020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...