



ETCHINGHAM COURT, FINCHLEY, LONDON, N3  
**OFFERS IN EXCESS OF £380,000 SHARE OF FREEHOLD**

## A TWO BEDROOM GROUND FLOOR FLAT.

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

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## DESCRIPTION:

We are pleased to offer this well-presented ground floor flat, ideally located for Victoria Park, Ballards Lane amenities and both West Finchley and Finchley Central underground stations. The property is in good order throughout and comprises of a spacious reception room, two double bedrooms, fitted kitchen and bathroom. Further benefits include an allocated parking space and a long lease along with a share of the freehold.

Offered on a chain free basis.

## AT A GLANCE

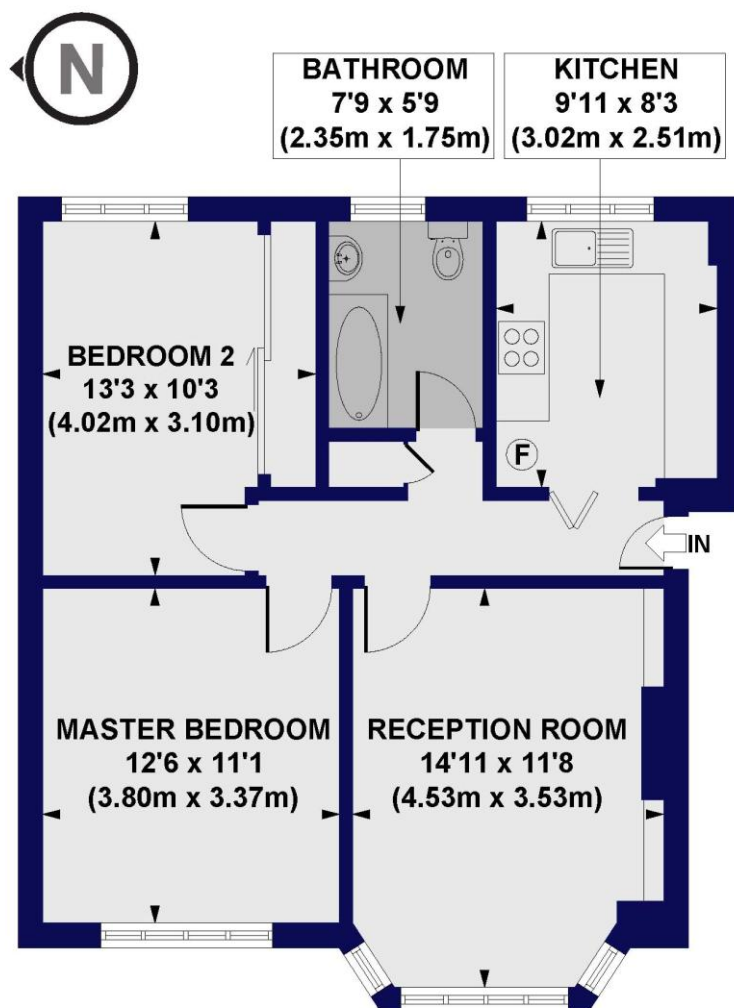
- Ideally located for amenities & transport links
- Purpose built block
- Ground floor
- Two bedrooms
- Kitchen & bathroom
- Allocated parking
- Long lease & Share of freehold







**Etchingam Court, Etchingam Park Road, N3**  
**Approx. Gross Internal Floor Area 645 sq. ft / 59.88 sq. m**



**GROUND FLOOR**

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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure: Share of Freehold**

**Service Charge: £2448 per annum**

**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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