



STATION ROAD, LONDON, N3
£600,000 SHARE OF FREEHOLD

**A SPACIOUS TWO BEDROOM GROUND FLOOR
FLAT WITH A PRIVATE GARDEN AND PARKING**

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DESCRIPTION:

A bright and spacious two double bedroom ground floor conversion flat with private garden situated within a five minute walk to Finchley Central Underground Station, local shopping amenities and is also in catchment area for excellent primary schools, such as Akiva & St Theresa's. The property comprises of one double bedroom with en-suite, a further double bedroom, tiled family bathroom, large open plan living room/kitchen with bi-fold doors & access to private garden with artificial grass. Further benefits include wooden flooring throughout, off street parking for one car & double glazed windows. Offered on a chain free basis, an internal viewing is highly recommended.

AT A GLANCE

- Prime location for amenities, transport links & schools
- Ground floor
- Open plan living
- Two double bedrooms
- En suite to primary bedroom
- Family bathroom
- Private Garden & Parking

COUNCIL TAX: Band C





Station Road, N3

Approx. Gross Internal Floor Area 1082 sq. ft / 100.52 sq. m(Including Shed)

Approx. Gross Internal Floor Area 974 sq. ft / 90.49 sq. m(Excluding Shed)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		