



NETHER STREET, FINCHLEY, LONDON, N3
£425,000 LEASEHOLD

A MODERN SPACIOUS ONE BEDROOM FLAT
SET IN THE HEART OF FINCHLEY CENTRAL

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DESCRIPTION:

Set in a prime location within a stone's throw of Ballards Lane and Regents Park Road amenities, as well as transport links such as Finchley Central underground, we are pleased to offer this wonderful spacious flat set in a modern purpose built block. The property is set on the second floor and comprises of open plan living/dining/modern fitted kitchen area, double bedroom, bathroom and private balcony. Further benefits include a lift in the block and a long lease. An internal viewing is highly recommended.

TENURE:

Leasehold: 244 years
Service Charge: £1680.00 per annum
Ground Rent: £350.00 per annum

COUNCIL TAX: Band C

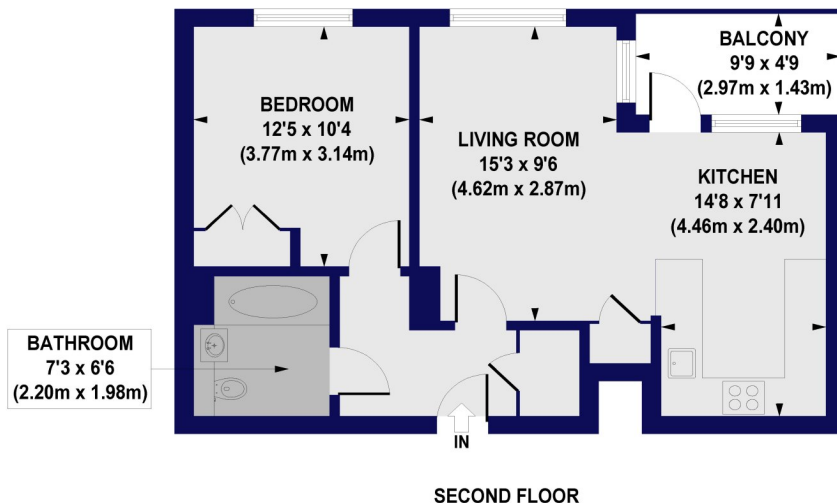
AT A GLANCE

- Modern Purpose built block
- Second floor
- Lift in block
- Open plan living
- Modern kitchen & bathroom
- Double bedroom
- Private balcony
- Long Lease





Adastra House, Nether Street, N3
Approx. Gross Internal Floor Area 542 sq. ft / 50.31 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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	