

EVERSLEIGH ROAD, FINCHLEY, LONDON, N3  
**£625,000 LEASEHOLD**

**A RECENTLY RENOVATED, TWO BEDROOM,  
 GROUND FLOOR, GARDEN FLAT WITH AN  
 OUTBUILDING.**

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

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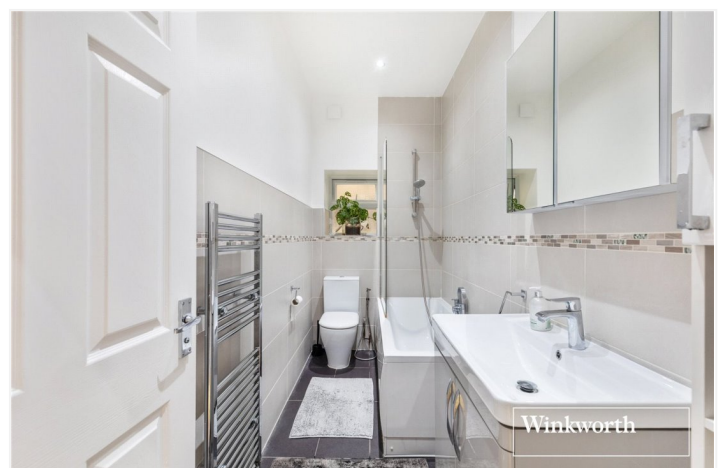


## DESCRIPTION:

We are pleased to offer this ground floor garden flat, set in a quiet turning, ideally located for both West Finchley and Finchley Central underground stations, local amenities and recreational parkland. The property was stripped back to brick and completely refurbished throughout to a very good standard, and comprises of a spacious front reception room, two double bedrooms, a modern fitted kitchen & bathroom and a beautiful landscaped rear garden circa 100ft. The current owner has also created a wonderful outbuilding to the rear of the garden, to allow for the 'Working from Home' lifestyle amongst many other options. Further benefits include a long lease and being offered on a chain free basis.

## AT A GLANCE

- Set in a prime location for amenities & transport
- Ground floor
- Refurbished to a high standard
- Modern kitchen & bathroom
- Two bedrooms
- Direct access to private rear garden circa 100ft
- Outbuilding with electricity





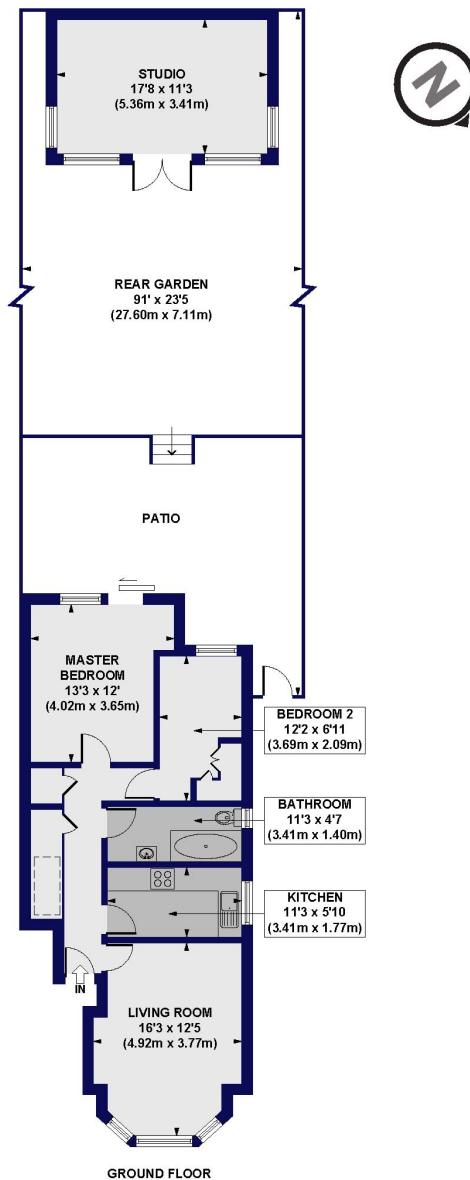




## Eversleigh Road, N3

Approx. Gross Internal Floor Area 850 sq. ft / 78.96 sq. m (Including Studio)

Approx. Gross Internal Floor Area 653 sq. ft / 60.68 sq. m (Excluding Studio)



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.

**Tenure:** Leasehold

**Term:** 141 year and 3 months

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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