



**BROWNLOW ROAD, FINCHLEY, LONDON, N3**  
**£525,000 LEASEHOLD**

## **A BRAND NEW TWO BEDROOM GROUND FLOOR GARDEN FLAT**

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## DESCRIPTION:

A unique opportunity to acquire this Brand-New ground floor flat which has been extended and fully refurbished to a high standard. Ideally located for Ballards Lane amenities, Victoria Park, excellent bus services and both Finchley Central and West Finchley underground stations, the property comprises two double bedrooms (one with private patio area), fully fitted bathroom and an open plan living/dining/kitchen with bi-folding doors leading out to a private rear garden. Further benefits include, brand new electrics, double glazing, heating system (including under floor heating to the kitchen), a long lease with no service charges and offered on a chain free basis.

## TENURE:

Leasehold : 149 years 11 months  
Ground Rent : £300.00 per annum

## AT A GLANCE

- BRAND NEW CONVERSION
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OPEN PLAN LIVING
- LONG LEASE
- CHAIN FREE

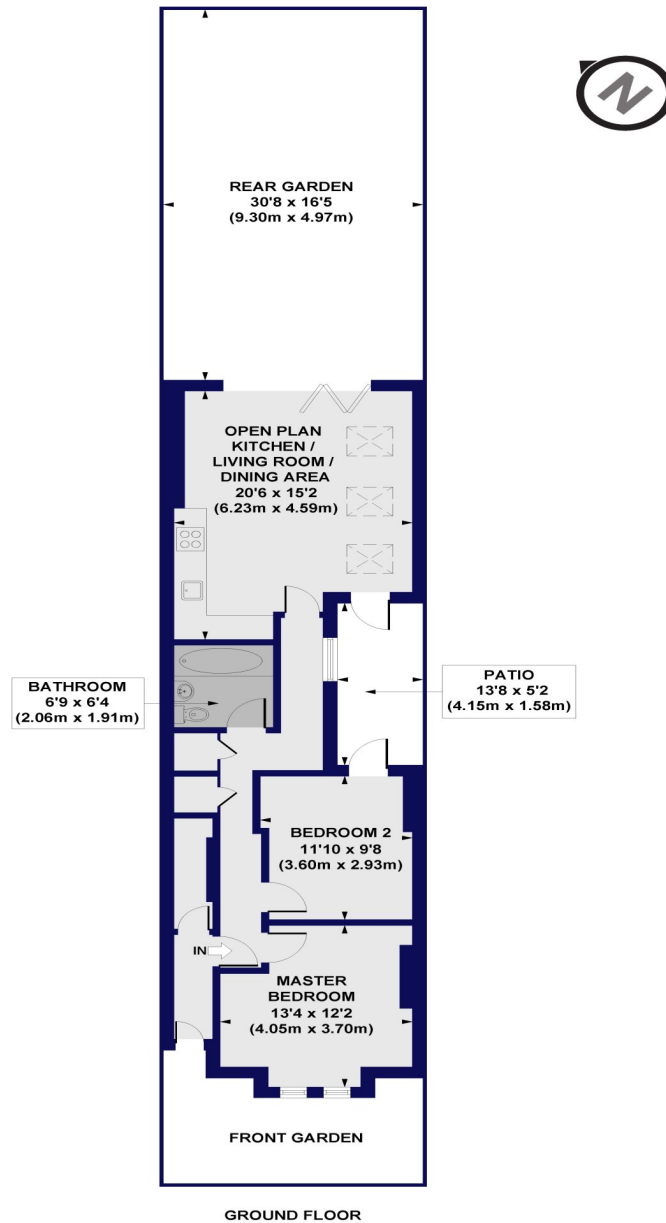






# Brownlow Road, N3

Approx. Gross Internal Floor Area 695 sq. ft / 64.56 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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	63
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	