



**LONG LANE, FINCHLEY, LONDON, N3  
OFFERS OVER £400,000 LEASEHOLD**

## **A WELL-PRESENTED TWO BEDROOM GROUND FLOOR GARDEN FLAT**

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



## DESCRIPTION:

### STAMP DUTY FREE FOR FIRST TIME BUYERS

We are pleased to offer to the market, this lovely two bedroom ground floor flat, conveniently located for transport links, shopping facilities, Outstanding Ofsted Rated Primary Schools such as Akiva and Manorside, as well as Victoria Park. The property has been well maintained throughout and comprises of two bedrooms, modern fitted bathroom, open plan living/kitchen leading to a conservatory. Further benefits include a private rear garden. Offered on a chain free basis an internal viewing is highly recommended.

## TENURE:

Leasehold : 83 years 11 months  
 Service Charge : Not applicable  
 Ground Rent : Approx. £100.00 per annum

**COUNCIL TAX:** Band C

## AT A GLANCE

- GROUND FLOOR
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM
- OPEN PLAN LIVING
- CONSERVATORY
- PRIVATE GARDEN
- CHAIN FREE





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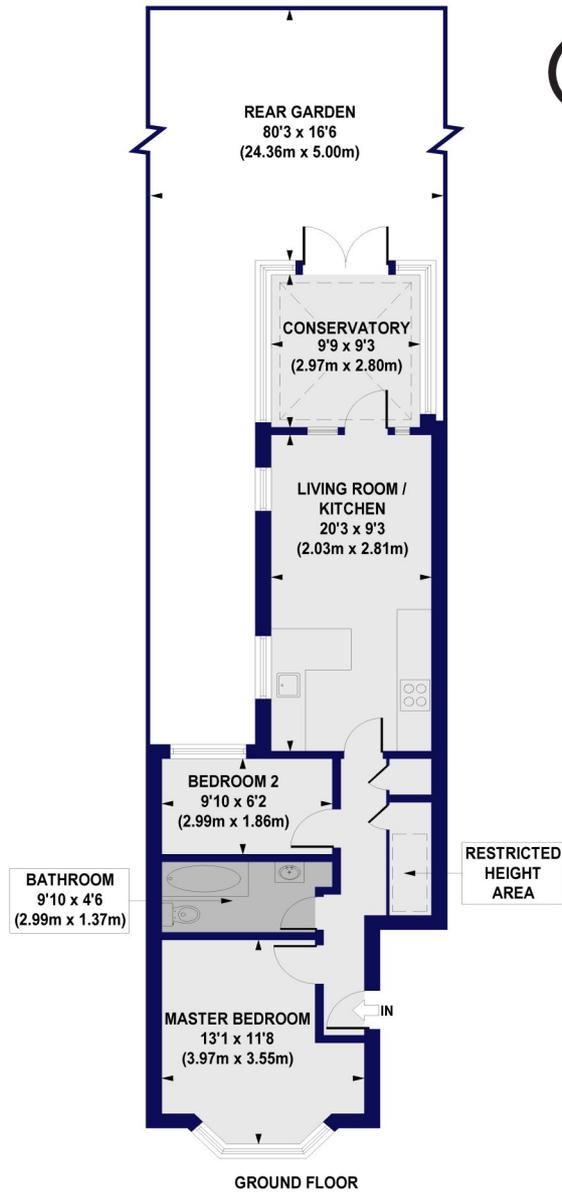


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# Long Lane, N3

Approx. Gross Internal Floor Area 593 sq. ft / 55.06 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 572 sq. ft / 53.21 sq. m (Excluding Restricted Height Area)



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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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>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	